Cumberland Council
General Housing Needs Study 2024

Lake District National Park Report

Final Report
March 2025

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Executive Summary

Introduction

The Cumberland Council General Housing Needs Study (GHNS) 2024 provides the latest available evidence to help to shape the future planning and housing policies of the area. This is part of a suite of evidence which includes a stock condition survey and supported housing need study.

This supplementary report focuses on the Lake District National Park area within Cumberland.

The GHNS considers the size, type and tenure of housing needed for residents across Cumberland over period 2022 to 2039. The study provides an up-to-date analysis of the social, economic, housing, and demographic situation across the Lake District National Park within Cumberland.

The GHNS 2024 includes:

- A comprehensive review of existing (secondary) data
- Engagement with community panels
- An online survey of stakeholders;

The findings from the study provide an up-to-date, robust, and defensible evidence base for policy development, in accordance with government policy and guidance.

Housing market context

House prices

In 2023, lower quartile prices across the LDNP area of Cumberland were £257,000 (Cumberland £98,500, Cumbria £110,000, North West £125,000, and England £175,000) and median prices were £375,000 (Cumberland £147,000, Cumbria £214,475, North West £185,000, and England £275,000).

In 2023, lower quartile private rents across the LDNP area of Cumberland were £650 each month (Cumberland £520, Cumbria £524, North West £693, and England £923) and median rents the LDNP area of Cumberland were £802 (Cumberland £598, Cumbria £624, North West £901, and England £1,473).

Dwelling stock

There are 7,757 dwellings and 5,742 households (2021 Census) across the LDNP area of Cumberland. An estimated 1,888 or 24.3% of dwelling stock is second/holiday homes.

According to the latest 2023 Valuation Office Agency dwelling stock information is available for 5,840 dwellings:

- Most dwellings are houses (72.3%), 12.8% are flats, and 14.9% are bungalows.
- 6.0% of dwellings have one-bedroom, 28.4% have two or more-bedrooms, 43.3% have three-bedrooms and 22.3% have 4 or more-bedrooms.

- 41.3% of dwellings were built before 1919, a further 8.2% were built between 1919 and 1944, 13.5% between 1945 and 1964, 13.7% between 1965 and 1982, 12.7% between 1983 and 1999, and 10.6% have been built since 1999.

Regarding tenure of households, the 2021 Census reported that 71% of occupied households are owner-occupied, 14.9% are affordable, and 14.1% are private rented

Demographic drivers

The population of the LDNP area of Cumberland was 11,855 (2021 Census). Applying Cumberland-wide projections by age group, the overall population in the LDNP area is projected to decrease by -1.8% to 11,638 by 2039. Over the next few decades, there will be a marked increase in the number and proportion of older residents. The population aged 65+ years is expected to increase by 25.2% from 3,605 in 2021 to 4,515 in 2039.

Future dwelling mix and development priorities

The GHNS has carefully considered the future population and household projections over the period 2022 to 2039, the range of dwellings lived in by different households, and their dwelling aspirations (likes) and expectations. This helps to determine an appropriate mix of dwellings to inform future development priorities to better reflect the housing needs of communities across the LDNP area of Cumberland.

The latest 2024 Standard Method calculation identifies a minimum annual housing need of 1,105 dwellings across Cumberland. This represents an annual increase of 0.8% of dwelling stock. Applying the same figures to the LDNP within Cumberland, the annual minimum housing need would be **52**.

The GHNS analysis includes a detailed analysis of the relationship between households, their current housing circumstances, the range of affordable dwellings needed and using arc4 national data, a review of household aspirations and expectations. This helps to identify an appropriate range of dwellings by tenure and size across the LDNP area of Cumberland over the period 2039 including the need for level-access homes.

Table ES1 illustrates the range of dwellings appropriate for the LDNP area of Cumberland area over the period to 2039. Modelling assumes 75% market housing and 25% affordable housing delivery, with the split of 75% social/affordable rented and 25% affordable home ownership. Table ES2 summarises the overall dwelling mix breakdown by area and tenure.

Parish-level need

The final report is accompanied with a Parish Profile Dashboard. This provides parish-level statistics which sets out the need for affordable housing at parish level. The dashboard also presents general market need for the sub-area in which the parish is located.

Table ES1 Summary of overall dwelling mix by tenure: LDNP area of Cumberland

Number of bedrooms	Market	Affordable Rented	Affordable home ownership	Overall range
1-bed	10-15%	25-30%	15-20%	10-15%
2-bed	15-20%	35-40%	25-30%	20-25%
3-bed	30-35%	30-35%	45-50%	30-35%
4+-bed	10-15%	2-5%	5-10%	5-10%
Level access				15-20%

Table ES2 Summary of overall dwelling mix by tenure: sub-areas of Cumberland

LDNP - North Lakes (West)

Number of bedrooms	Market	Social / Affordable rent	Affordable Home Ownership	Overall
1	15-20%	30-35%	15-20%	20-25%
2	20-25%	40-45%	35-40%	25-30%
3	45-50%	20-25%	35-40%	40-45%
4	10-15%	2-5%	5-10%	5-10%
Level access				15-20%

LDNP - West Lakes

Number of bedrooms	Market	Social / Affordable rent	Affordable Home Ownership	Overall
1	2-5%	20-25%	10-15%	5-10%
2	10-15%	30-35%	15-20%	15-20%
3	20-25%	40-45%	60-65%	25-30%
4	10-15%	2-5%	5-10%	5-10%
Level access				15-20%

Summary of policy recommendations

Theme	Data	Action
Overall housing need	Across Cumberland standard method figure is 1,105 representing 0.8% of dwelling stock. Applying the same proportion of dwelling stock in the LDNP results in an annual need for 52 dwellings.	Housing need figures to be noted.
Affordable housing need	Annual imbalance over the next 5 years of 63, which justifies need for robust affordable housing policy and delivery.	Affordable housing policy to maximise delivery on market sites subject to viability and consider new ways of delivering affordable, particularly social rented housing.
	Broad mix of affordable dwelling sizes is required: Rented: 42% 1-bedroom, 29% 2-bedroom, 27% 3-bedroom and 2% 4 or more bedroom. Affordable home ownership: 18% 1-bedroom, 27% 2-bedroom, 48% 3-bedroom and 7% 4 or more bedroom.	Range of dwelling sizes to be delivered.
	Affordable tenure mix of 50% social rented, 25% affordable rented and 25% affordable homes.	The council should seek to maximise the delivery of additional affordable homes, including through Local Plan targets for the provision of affordable housing for sale and rent as part of market-led developments based on evidence relating to need and viability. Social rented delivery should be a particular priority

1. Introduction and Policy Context

Background

1.1 The Cumberland Council General Housing Needs Study (GHNS) 2024 provides the council with up-to-date evidence on housing need across all sections of the community over the period to 2039. The evidence will inform the update of the preparation of the Local Plan, other strategies, policies, and decisions of the council and its partners. This report provides a review of data relating to the Lake District National Park area (LDNP) of Cumberland.

1.2 The LDNP GHNS considers the size, type and tenure of housing needed for residents across Cumberland over period 2022 to 2039. The study provides an up-to-date analysis of the social, economic, housing, and demographic situation across the LDNP area of Cumberland.

1.3 The LDNP GHNS takes into account the requirements of the National Planning Policy Framework (NPPF). It is also prepared in compliance with the government's Planning Practice Guidance (PPG).

National Planning Policy Framework

1.4 The evidence base needs to take account of the requirements of the National Planning Policy Framework (NPPF). The latest version was published in December 2024 and is supported by Planning Practice Guidance (PPG). The NPPF 2024 sets out the government's planning policies for England and how these are expected to be applied. Paragraph 11 of the NPPF states that plans, and decisions should apply a *'presumption in favour of sustainable development'*. As part of this, in relation to plan-making, it sets out that this means that *'strategic policies should, as a minimum, provide for objectively assessed needs for housing…'*.

1.5 Paragraph 61 provides an important context to the policy for housing delivery, as follows:

'To support the Government's objective of significantly boosting the supply of homes, it is important that a sufficient amount and variety of land can come forward where it is needed, that the needs of groups with specific housing requirements are addressed and that land with permission is developed without unnecessary delay. The overall aim should be to meet an area's identified housing need, including with an appropriate mix of housing types for the local community'

1.6 Paragraphs 62 to 64 relate to the evidence base requirements which underpin this study:

Paragraph 62: **'To determine the minimum number of homes needed, strategic policies should be informed by a local housing need assessment, conducted using the standard method in national planning guidance. In addition to the local housing need figure, any needs that cannot be met within neighbouring areas should also be taken into account in establishing the amount of housing to be planned for.'**

Paragraph 63: **'Within this context, the size, type and tenure of housing need for different groups in the community should be assessed and reflected in planning policies. These groups should include (but not limited to) those who require affordable housing (including Social Rent); families with children; looked after children; older people (including those who require retirement housing, housing-with-care and care homes); students; people with disabilities; service families; travellers; people who rent their homes; and people wishing to commission or build their own homes.'**

Paragraph 64: 'where a need for affordable housing is identified, planning policies should specify the type of affordable housing required (including the minimum proportion of Social Rent homes required)'.

Paragraph 66: 'Where major development involving the provision of affordable housing is proposed, planning policies and decisions should expect that the mix of affordable housing required meets identified local needs, across Social Rent, other affordable housing for rent and affordable home ownership tenures. Note that the requirement to deliver a minimum of 25% of affordable housing a First Homes no longer applies. Delivery can continue where local planning authorities that they meet local need.

Paragraph 67: "**As part of the 'Golden Rules' for Green Belt development set out in paragraphs 156- 157 of this Framework, a specific affordable housing requirement (or requirements) should be set for major development involving the provision of housing, either on land which is proposed to be released from the Green Belt or which may be permitted on land within the Green Belt. This requirement should:**

> **a) be set at a higher level than that which would otherwise apply to land which is not within or proposed to be released from the Green Belt; and**
>
> **b) require at least 50% of the housing to be affordable, unless this would make the development of these sites unviable (when tested in accordance with national planning practice guidance on viability)."**

1.7 Paragraph 69 requires that**: 'strategic policy-making authorities should establish a housing requirement figure for their whole area, which shows the extent to which their identified housing need (and any needs that cannot be met within neighbouring areas) can be met over the plan period. The requirement may be higher than the identified housing need, if for example, it includes provision for neighbouring areas, or reflects growth ambitions linked to economic development or infrastructure investment. Within this overall requirement, strategic policies should also set out a housing requirement for designated neighbourhood areas which reflects the overall strategy for the pattern and scale of development and any relevant allocations.'**

1.8 Paragraph 71 makes reference to mixed tenure sites: '**Mixed tenure sites can provide a range of benefits, including creating diverse communities and supporting timely build out rates, and local planning authorities should**

support their development through their policies and decisions (although this should not preclude schemes that are mainly, or entirely, for Social Rent or other affordable housing tenures from being supported). Mixed tenure sites can include a mixture of ownership and rental tenures, including Social Rent, other rented affordable housing and build to rent, as well as housing designed for specific groups such as older people's housing and student accommodation, and plots sold for custom or self-build.

1.9 The Localism Act 2010 introduced the 'Duty to Co-operate' as a replacement for Regional Spatial Strategy and this requirement is also established in National Planning Policy (NPPF 2024, Paragraphs 24-27). Section 110 requires local authorities and other bodies, including Local Enterprise Partnerships to co-operate in maximising the effectiveness of strategic matters within development plan documents. The provision of housing development is a strategic priority and the council will have to ensure that it is legally compliant with the Localism Act at Local Plan examination.

1.10 The NPPF 2024 sets out affordable housing definitions which are presented in Technical Appendix B.

General housing and planning policy context

1.11 The Labour Government's manifesto sets out the intention to:

- Update the NPPF, restore mandatory housing targets and introduce effective new mechanisms for cross-boundary strategic planning. Combined authorities will be given new planning powers, freedoms and flexibilities to make better use of grant funding.
- Take action to ensure that planning authorities have up-to-date Local Plans and reform and strengthen the presumption in favour of sustainable development.
- Further reform compulsory compensation rules to improve land assembly, speed up site delivery and deliver housing, infrastructure, amenity and transport benefits in the public interest.
- Ensure local communities continue to shape housebuilding in their area but use intervention powers to build the houses needed.
- Prioritise brownfield development and fast-track approval of urban brownfield sites. Take a strategic approach to greenbelt land designation and release to build more homes in the right places including the release of 'grey belt' land and introduce 'golden rules' to ensure development benefits communities and nature.
- Develop large-scale new communities through new towns, urban extensions and regeneration projects.
- Deliver the biggest increase in social and affordable housebuilding in a generation, with priority given to social rented housing and protecting existing stock with increased protections from Right to Buy.

- Strengthen planning obligations to ensure new developments provide more affordable homes and support councils and housing associations to build their capacity and make a greater contribution to affordable housing supply.
- Building more high-quality, well-designed and sustainable homes and creating places that increase climate resilience and promote nature recovery.
- Working with councils to give first-time buyers the first chance to buy homes through mortgage guarantee schemes to support those who struggle to save for a large deposit, with lower mortgage costs.

1.12 The government has published changes to the **NPPF** in December 2024 which includes a revised approach to establishing a minimum local housing need figure for each local authority.

1.13 The **Planning and Infrastructure Bill** (https://bills.parliament.uk/bills/3946) was introduced to parliament in March 2025 and will see significant measures introduced to speed up planning decisions to boost housebuilding and remove unnecessary blockers and challenges to the delivery of vital developments like roads, railway lines, and windfarms. This will boost economic growth, connectivity, and energy security whilst also delivering for the environment.

1.14 Key provisions of the bill for housing delivery include:

- The bill aims to halve the time required for major housing projects to receive planning approval (reducing it from four years to under two).
- More decision-making power will shift from local councillors to planning officials to reduce delays.
- Changes to compulsory purchase rules will make it easier for local authorities and developers to acquire land at lower costs, speeding up housing projects.
- This may also limit landowner compensation, ensuring land values do not inflate project costs.
- A new "first ready, first connected" approach for grid connections will speed up energy access for new housing developments.
- By improving grid capacity, the bill supports the construction of homes in areas previously restricted by power supply issues.
- The bill supports the government's target to deliver 1.5 million new homes during the current parliamentary term.

1.15 Labour's revisions have also reversed some of the controversial alterations made under the previous government in 2023, particularly around the Housing Delivery Test, where Labour aims to ensure that local authorities are held accountable for improving housing delivery, particularly in regions with acute housing shortages and the five-year housing land supply, where Labour's commitment seems to focus on ensuring that Local Plans are not only current but also effective in meeting the housing needs of their communities. These changes are designed to streamline planning processes, ensuring that areas failing to meet housing delivery targets can more easily unlock new sites for development.

1.16 A notable reform is the introduction of "grey belt" land, which allows certain types of development on land that makes only a limited contribution to green belt purposes. This is part of Labour's effort to balance housing growth with environmental considerations. Moreover, the scrapping of the proposed Infrastructure Levy, which was widely criticised, signals a shift back to using Section 106 agreements to secure affordable housing.

1.17 The **Affordable Homes Programme 2021-2026** is a significant housing policy initiative aimed at boosting affordable housing supply. The government committed £11.5 billion over five years to support the construction of up to 180,000 affordable homes by 2026. The funding is targeted at a mix of affordable rent, shared ownership, and social rent homes, with a particular focus on rural areas.

1.18 The government announced a £350 million boost to affordable housing funding on February 12, 2025. This allocation includes £300 million for the Affordable Homes Programme, expected to deliver up to 2,800 additional homes, with half designated for social rent. An additional £50 million is earmarked for the Local Authority Housing Fund to improve temporary accommodation.

1.19 This funding supplements the £500 million top-up announced in the autumn budget, bringing the total investment in housing supply for 2025/2026 to over £5 billion.

1.20 The government aims to build 1.5 million homes over the current parliament to address the housing crisis and reduce the number of households in temporary accommodation.

Cumberland Housing Strategy

1.21 The first Cumberland Council Plan outlines a four year focus. The unitary authority are keen to join up services and deliver at a scale that has not been available before.

1.22 The central aim of improving the health and wellbeing of our residents is supported by a focus in four key areas. By prioritising addressing inequalities, local economies that work for local people, environmental resilience and the climate emergency and delivering excellent public services, we can make an impact on the factors that improve health and wellbeing.

1.23 The work in these areas is underpinned by consistency in service delivery that is defined by the Cumberland Approach. By ensuring the council:

- Provide accessible and trusted services that listen, involve and engage; Are driving change, learning and improving;
- Are driving change, learning and improving;
- Demonstrate leadership whilst working collaboratively;
- Think local first and sustainably;

- Focus on prevention and early intervention.

Homelessness Prevention and Rough Sleeping Strategy 2022-2027

1.24 This strategy is currently under review. A new single strategy is currently being developed for Cumberland Council following a review including input from our partners, stakeholders and customers. This strategy sets out an approach to reducing homelessness prevention and ending rough sleeping. Until the new strategy is established, the existing strategies remain active.

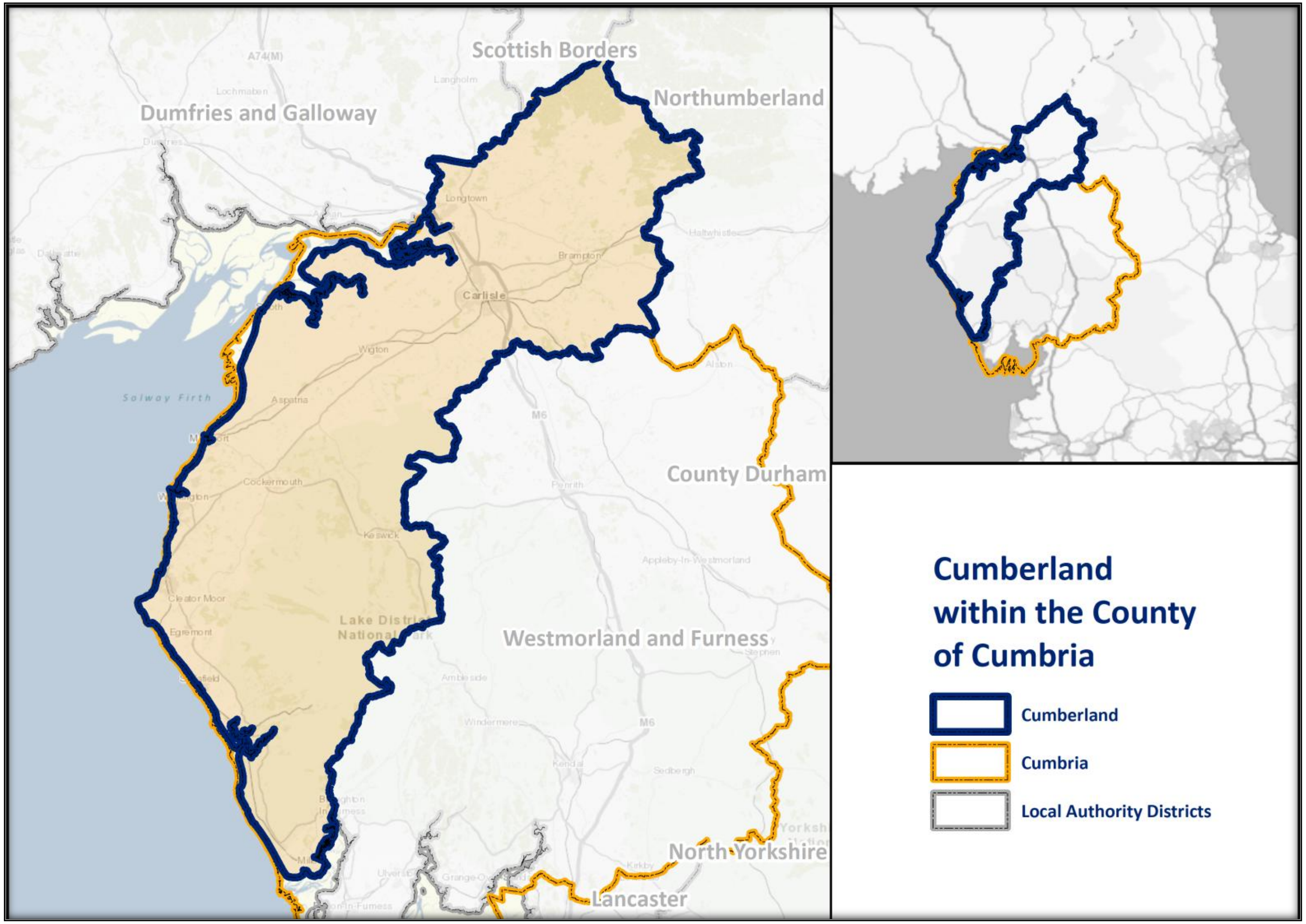
1.25 The impact of homelessness is devastating and can have long term consequences for those affected. This strategy sets out the council's vision for tackling homelessness and rough sleeping in the area over the next five years. It sets the scene for implementing strategic change, and for making it everyone's business to end homelessness for good.

Geography

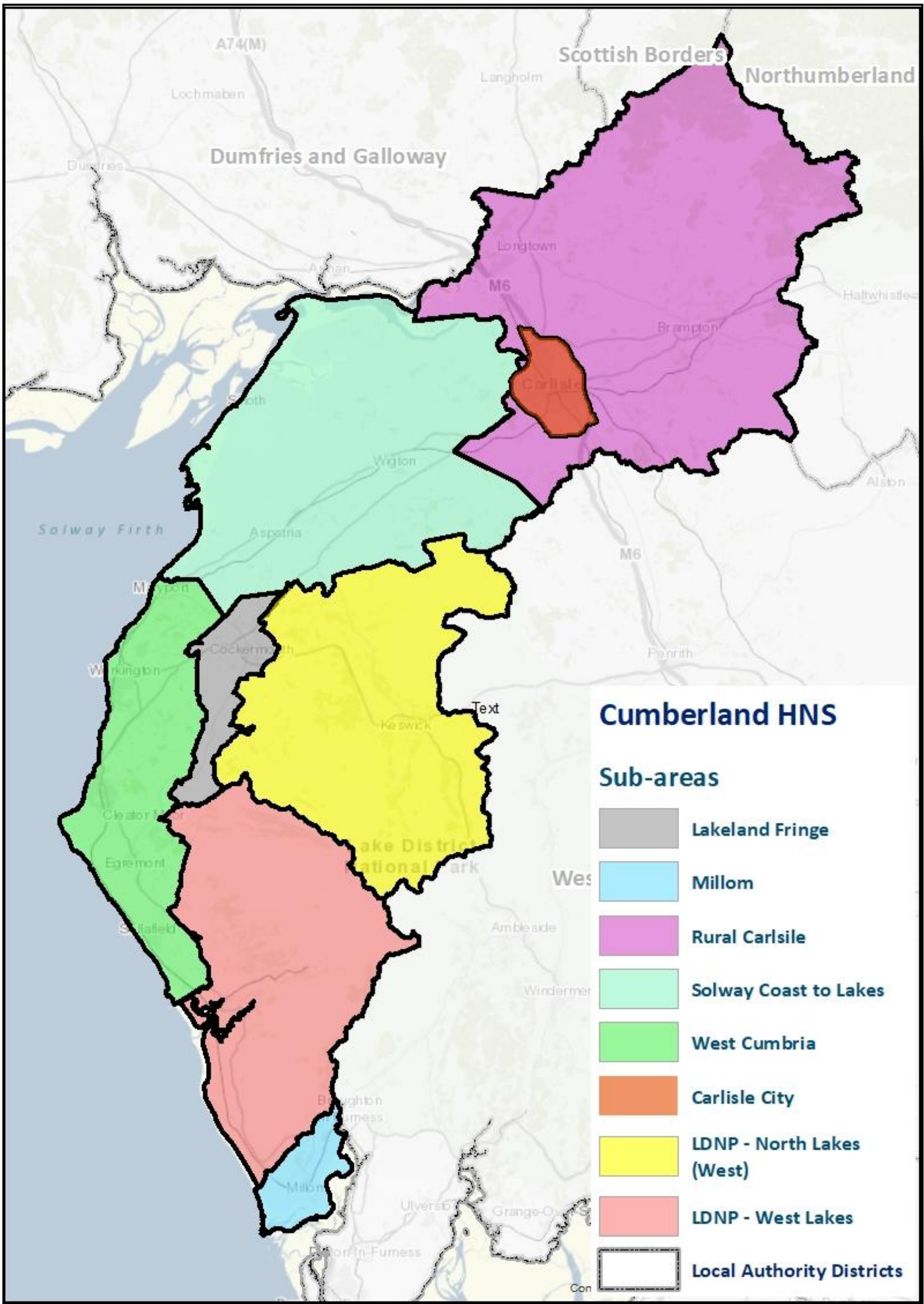
1.26 Map 1.1 illustrates the geographical context of the LDNP, Cumberland and the neighbouring local authorities.

1.27 For planning policy purposes, Cumberland is divided between the Cumberland Local Planning Authority and Lake District National Park Planning Authority. For the purposes of the GHNS reports, the Lake District NP area has been split to reflect the distinctive geography of the area into Lake District National Park North West (West), Lake District National Park (West) in the Lake District National Park Local Planning Authority area. These are show on Map 1.2 and set within the context of other sub-areas within Cumberland.

Map 1.1 Geographical context of Cumberland Council



Map 1.2 Sub-areas within Cumberland



Research methodology

1.28 To deliver the GHNS 2024, a multi-method approach has been adopted, which comprises:

- A comprehensive review of existing (secondary) data including 2021 Census, house price trends, CORE lettings data, MHCLG Statistics and housing register data.
- Stakeholder consultation with a range of agencies and organisations.
- Estate agent review.
- A review of secondary data provided by the council including housing register and information on groups with additional needs.
- A review of relevant secondary data including the 2021 Census, house price trends, CORE lettings data, and CLG Statistics.

1.29 Further information on the research methodology is presented in Appendix A.

Presentation of data

1.30 Data presented in this report has been 'triangulated' which means several sources are drawn upon to establish robust outputs.

Report structure

1.31 The Cumberland Council Lake District National Park GHNS (LDNP GHNS) 2024 report is structured as follows:

- **Chapter 1** reviews the national and regional policy context within which the research needs to be positioned;
- **Chapter 2** considers the main features of the housing market dynamics including house price and rental trends;
- **Chapter 3** reviews current rents, prices, and affordability;
- **Chapter 4** sets out an assessment of dwelling type and mix for future housing development within the area; and
- **Chapter 5** concludes the report with a summary of findings and a consideration of strategic issues.

1.32 The report includes a technical appendix, which provides detailed material that underpins the core outputs of the LDNP GHNS. The technical appendix material includes:

- Research methodology (Appendix A)
- Affordable Housing definitions (Appendix B)
- Housing need calculations (Appendix C)

1.33 The LDNP report should be read in conjunction with the GHNS.

2. Housing Market and Key Drivers

Introduction

2.1 This chapter provides a detailed background to dwelling stock and tenure and the underlying economic, demographic, and household drivers across the LDNP area of Cumberland.

Dwelling stock, vacant stock, and household estimates

2.2 Current estimates of dwelling stock, vacant stock, and households from multiple sources are presented in Table 2.1. For the purposes of the 2024 GHNS, Valuation Office Agency data has been used to establish a base of 5,840 dwellings. The LDNP Annual Monitoring Report indicates a total of 7,757 domestic properties across the LDNP area of Cumberland of which 5,869 are residential and 1,888 second/holiday lets. The total residential dwelling stock base is assumed to be **5,840** and the number of households as **5,742.** There are a total of 1,888 dwellings that are second/holiday lets which account for 24.3% of the total number of domestic properties in the LDNP area.

2.3 Table 2.2 shows the number of dwellings and household estimates for smaller geographies. The overall proportion of total dwelling stock in the LDNP area of Cumberland that is not occupied.

Table 2.1 Dwelling stock and household estimates

Dwelling stock	Dwellings	Source
2023 Valuation Office Agency (all dwellings)	6,490	VOA Table CTSOP3.0
2023 Valuation Office Agency (excluding annex and unknown)	5,840	VOA Table CTSOP3.0
LDNP estimate total stock	7,757	LDNP Annual Monitoring report
LDNP estimate residential	5,869	LDNP Annual Monitoring report
Non-residential stock	**Dwellings**	**Source**
Estimate based on 2021 census	748 (11.5%)	VOA and Census
Second Homes and Holiday lets	1,888 (24.3%)	LDNP Annual Monitoring report
Households	**Households**	**Source**
2021 Census	5,742	ONS

Dwelling type and size

2.4 The 2023 Valuation Office Agency data provides details on overall dwelling stock by type, number of bedrooms, and council tax band. Table 2.2 presents the overall dwelling stock profile and household estimate by sub-area. Table 2.3 summarises dwelling type and size data for the Cumberland LDNP.

2.5 In summary, Tables 2.2 to 2.4 show:

- 25.7% of dwellings in the Cumberland LDNP area are council tax band A or B properties and 74.3% are band C or above;
- 72.3% of dwellings are houses (25.2% terraced, 20.9% semi-detached, and 26.2% detached), 12.8% are flats and 14.9% are bungalows; and
- 6% of dwellings have one bedroom, 28.4% two bedrooms, 43.3% three bedrooms, and 22.3% four or more bedrooms.

2.6 Map 2.1 illustrates the predominant dwelling type and size by LSOA based on 2023 Valuation Office Agency data.

Table 2.2 Dwelling stock (excluding annex and unknown) and household estimate by sub-area

Sub-area	Dwellings*	Households**
LDNP – North Lakes (West)	4,710	4,631
LDNP – West Lakes	1,130	1,111
LDNP TOTAL	**5,840**	**5,742**
Cumberland	**129,270**	**125,458**

*LSOA-based (VOA) **OA-based

Source: Dwellings 2023 VOA: households 2021 Census

Table 2.3 Dwelling type, number of bedrooms, and council tax band for LDNP, Cumberland and comparator areas

Dwelling type and number of bedrooms	CT Band A	CT Band B	CT Band C-E	CT Band F+	Total dwelling stock LDNP	Total dwelling stock Cumberland	Total dwelling stock Cumbria	Total dwelling stock North West	Total dwelling stock England
Bungalow 1-bedroom	0.0%	0.2%	0.0%	0.0%	0.2%	0.9%	1.0%	1.0%	1.1%
Bungalow 2-bedrooms	0.5%	0.9%	6.0%	0.2%	7.5%	6.4%	1.0%	4.0%	4.6%
Bungalow 3-bedrooms	0.3%	0.2%	4.3%	0.9%	5.7%	5.0%	5.8%	2.7%	3.0%
Bungalow 4 or more -bedrooms	0.0%	0.0%	0.9%	0.7%	1.5%	0.8%	1.3%	0.6%	0.6%
Flat 1-bedroom	1.7%	3.6%	0.2%	0.0%	5.5%	4.0%	5.0%	8.6%	11.0%
Flat 2-bedrooms	0.7%	3.8%	2.2%	0.0%	6.7%	5.3%	5.9%	8.2%	10.7%
Flat 3-bedrooms	0.2%	0.2%	0.3%	0.0%	0.7%	0.3%	0.8%	0.8%	1.8%
Flat 4 or more-bedrooms	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.2%	0.4%	0.5%
Terraced house 1-bedroom	0.0%	0.3%	0.0%	0.0%	0.3%	0.3%	0.6%	0.3%	0.5%
Terraced house 2-bedrooms	1.2%	1.9%	4.8%	0.0%	7.9%	12.5%	13.4%	12.8%	8.7%
Terraced house 3-bedrooms	1.0%	4.5%	8.0%	0.0%	13.5%	15.9%	15.8%	16.2%	14.8%
Terraced house 4 or more-bedrooms	0.3%	0.2%	2.9%	0.0%	3.4%	3.0%	3.6%	2.2%	2.4%
Semi-detached house 1-bedroom	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.1%	0.1%	0.1%
Semi-detached house 2-bedroom	0.3%	1.2%	2.9%	0.0%	4.5%	6.0%	5.0%	4.0%	3.8%
Semi-detached house 3-bedroom	0.5%	1.7%	10.6%	0.3%	13.2%	21.7%	19.9%	21.7%	17.6%
Semi-detached house 4 or more-bedrooms	0.0%	0.3%	2.6%	0.3%	3.3%	2.5%	3.1%	3.0%	2.7%
Detached house 1-bedroom	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.1%	0.0%	0.0%
Detached house 2-bedrooms	0.0%	0.0%	1.9%	0.0%	1.9%	0.6%	1.1%	0.4%	0.7%
Detached house 3-bedroom	0.0%	0.0%	7.0%	3.3%	10.3%	6.0%	6.7%	5.0%	5.9%
Detached house 4 or more-bedroom	0.0%	0.0%	6.5%	7.5%	14.0%	8.5%	9.7%	8.1%	9.5%
LDNP	6.8%	18.8%	61.1%	13.2%	100.0%				
Cumberland	47.7%	18.9%	31.2%	2.3%		100.0%			
Cumbria	38.2%	19.4%	36.8%	5.6%			100.0%		
North West	40.0%	20.5%	34.5%	5.0%				100.0%	
England Total	23.5%	19.7%	47.6%	9.2%					100.0%

Base: LDNP 5,840 Cumberland 129,270; Cumbria 232,700; North West 3,369,320; England 24,596,090 (excludes annex, other and missing);
Source: VOA 2023

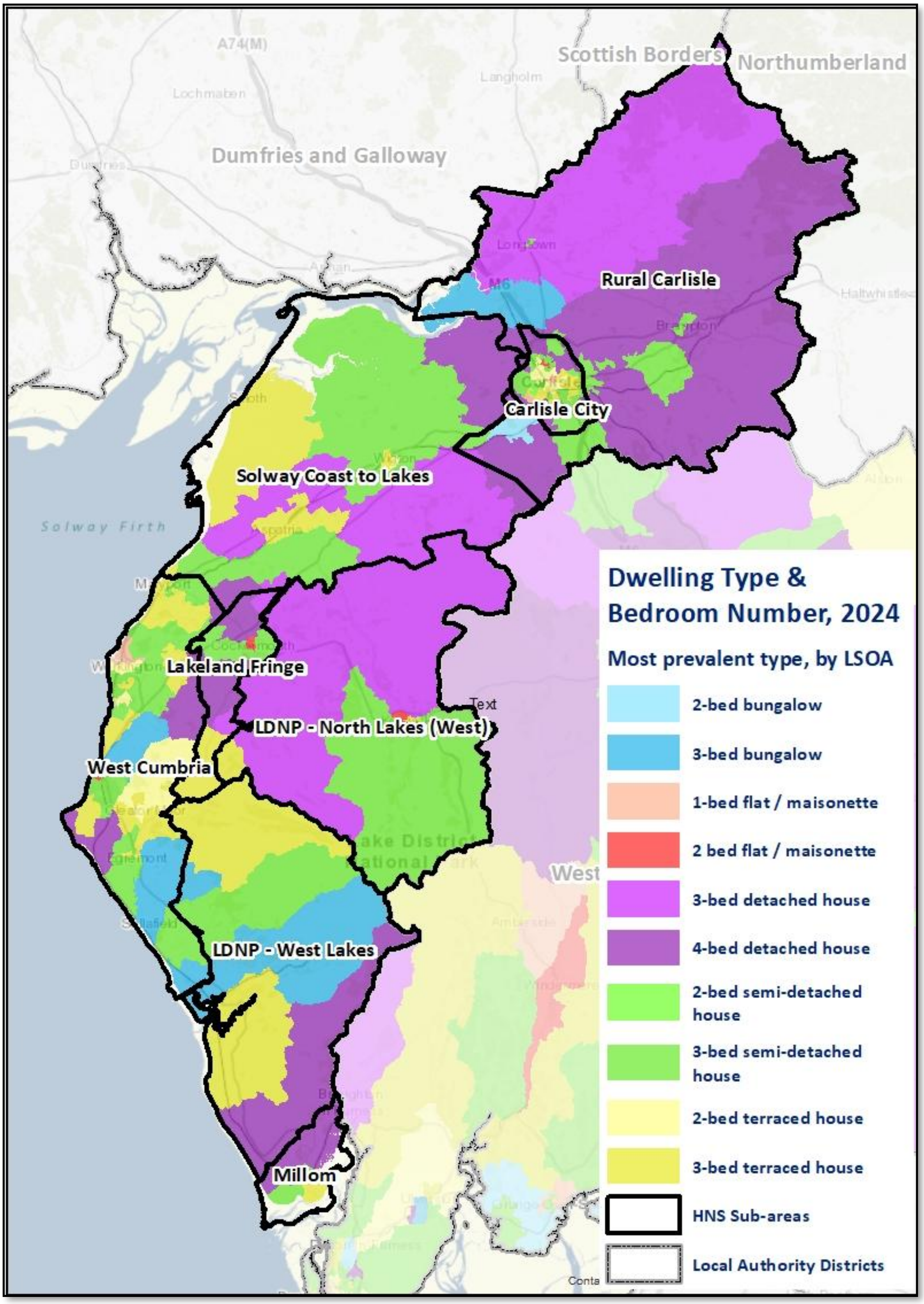
Table 2.4 Dwelling type, number of bedrooms, and council tax band summary: LDNP

Dwelling type	Council Tax Band A	Council Tax Band B	Council Tax Band C-E	Council Tax Band F+	Cumberland Total
Bungalow	0.9%	1.2%	11.1%	1.7%	14.9%
Flat	2.6%	7.5%	2.7%	0.0%	12.8%
Terraced	2.6%	6.8%	15.8%	0.0%	25.2%
Semi-detached	0.9%	3.3%	16.1%	0.7%	20.9%
Detached	0.0%	0.0%	15.4%	10.8%	26.2%
Total	6.8%	18.8%	61.1%	13.2%	100.0%
Number of bedrooms	**Council Tax Band A**	**Council Tax Band B**	**Council Tax Band C-E**	**Council Tax Band F+**	**Cumberland Total**
1-bedroom	1.7%	4.1%	0.2%	0.0%	6.0%
2-bedrooms	2.7%	7.7%	17.8%	0.2%	28.4%
3-bedrooms	2.1%	6.5%	30.3%	4.5%	43.3%
4-bedrooms	0.3%	0.5%	12.8%	8.6%	22.3%
Total	6.8%	18.8%	61.1%	13.2%	100.0%

Source: VOA 2023

Base: LDNP 5,840

Map 2.1 Predominant dwelling type and size by LSOAs: Cumberland Council



Source: VOA 2024

2.7 There are 191 licensed houses in multiple occupancy (HMOs) across the LDNP area which represents 47% of all HMOs in Cumberland (Table 2.5).

Table 2.5 HMO distribution across LDNP area of Cumberland

Sub-area	Number of HMOs Licenced
LDNP - North Lakes (West)	187
LDNP - West Lakes	4
LDNP total	**191**
Cumberland total	**404**

Source: Council HMO Registers

Property age and condition

2.8 The age profile of the dwelling stock in the county is summarised in Table 2.6. 41.3% of dwellings were built before 1919, 35.4% between 1919 and 1982 and 23.3% since 1983.

Table 2.6 Age of dwelling

Age of Dwellings	Number	%
pre-1919	2,570	41.3
1919-44	510	8.2
1945-64	840	13.5
1965-82	850	13.7
1983-99	790	6.4
post 1999	660	16.9
Total	6,220	100.0
Unknown	230	
Grand Total	6,450	

2.9 Property condition is considered in a separate study.

2.10 The tenure profile by sub-area is presented in Table 2.7. This is based on the 2021 Census. Overall, 71% of occupied dwellings are owner-occupied, 14.1% private rented, and 14.9% are affordable (including social rented from a council or housing association and shared ownership).

Table 2.7 Tenure profile by sub-area

Sub-area	% Owner occupied	% Private rented	% Affordable	% Total	Total households
LDNP - North Lakes (West)	69.9%	14.0%	16.2%	100.0%	4,361
LDNP - West Lakes	75.4%	14.6%	10.0%	100.0%	1,111
LDNP Total	71.0%	14.1%	14.9%	100.0%	5,472
Cumberland	**68.5%**	**14.1%**	**17.4%**	**100.0%**	**125,458**

Source: 2021 Census TS054

2.11 The latest Regulator of Social Housing Statistical Data Return (SDR) 2023 identified a total of 23,119 units of affordable housing across Cumberland. Of these, 21,070 were general needs units, 561 were supported housing, 1,050 were housing for older people and were 438 units of low-cost home ownership.

Variations in dwelling types and households by tenure

2.12 The 2021 Census provides a useful insight into the characteristics of dwellings and households by tenure which are now presented.

Dwelling size – number of bedrooms

2.13 Table 2.8 summarises the number of bedrooms by tenure across occupied dwellings in Cumberland LDNP. Across the owner-occupied sector, 79.1% of dwellings have 3 or more bedrooms; 57.6% of social rented dwellings and 44.1% of private rented dwellings have 1 or 2 bedrooms.

Table 2.8 Dwelling size by tenure

Number of bedrooms	All tenures %	Owned %	Rented: Social rented %	Rented: Private rented or lives rent free %
1 bedroom	5.5%	2.6%	16.2%	10.3%
2 bedrooms	23.6%	18.3%	41.4%	33.8%
3 bedrooms	41.4%	42.8%	38.7%	37.2%
4 or more bedrooms	29.5%	36.3%	3.7%	18.7%
Total	100.0%	100.0%	100.0%	100.0%

Source: 2021 census table RM136

Age profile and household type

2.14 Table 2.9 sets out the age profile of residents living in different tenures. It uses a 'row %' figure which indicates the proportion of household reference people (HRP) by age group in different tenures: for instance, 83.2% of all people aged 65 and over live in owner occupied properties, 9.9% live in social rented accommodation and 6.9% live in private rented accommodation

Table 2.9 Age profile by tenure

Age group	Owned (row %)	Rented: Social rented (row %)	Rented: Private rented or lives rent free (row %)	Total	Base
Aged 16 to 64 years	64.2%	16.2%	19.7%	100.0%	3180
Aged 65 years and over	83.2%	9.9%	6.9%	100.0%	2470
Total	72.5%	13.4%	14.1%	100.0%	5651

Source: 2021 census table RM201

2.15 Table 2.10 considers the general profile of household types by tenure. For instance, across the owner-occupied sector, 19.4% are families with children and 29.9% are singles; and 15.1% of social renter households are lone parent families; and 19.6% of households in the private rented sector are couples with children.

Table 2.10 Household type by tenure (column %)

Household types	All tenures %	Owned %	Rented: Social rented %	Rented: Private rented or lives rent free %
Singles	14.0%	10.3%	20.2%	27.0%
Single 66+	18.8%	19.6%	21.3%	12.3%
Couples (no children)	21.4%	22.6%	12.4%	23.7%
Couples (with children)	19.8%	19.4%	21.9%	19.6%
Single family household (66 and over)	15.9%	20.2%	5.0%	4.3%
Lone parent family	5.7%	3.8%	15.1%	6.0%
Other	4.5%	4.1%	4.2%	7.1%
Total	100.0%	100.0%	100.0%	100.0%
Base	5632	4,079	767	786

Source: 2021 census table RM135)

2.16 Table 2.11 provides household type information in a different way. It considers how different household types are distributed across different tenures. For instance, 91.9% of all single-family households age 66 or over live in owner occupied dwellings and 51.0% of lone parents rent from a social or private landlord.

Table 2.11 Household type by tenure (row %)

Household types	Owned (row %)	Rented: Social rented (row %)	Rented: Private rented or lives rent free (row %)	Total	Base
Singles	53.3%	19.7%	27.0%	100.0%	786
Single 66+	75.4%	15.4%	9.2%	100.0%	1,059
Couples (no children)	76.7%	7.9%	15.4%	100.0%	1,204
Couples (with children)	71.1%	15.1%	13.8%	100.0%	1,113
Single family household (66 and over)	91.9%	4.3%	3.8%	100.0%	894
Lone parent family	49.1%	36.3%	14.7%	100.0%	320
Other	65.6%	12.5%	21.9%	100.0%	256
Total	72.4%	13.6%	14.0%	100.0%	5,632

Source: 2021 census table RM135

Economic activity and tenure

2.17 Table 2.12 shows that most owner occupier HRPs are either in employment or retired; 56.5% of social renter HRPS are in employment but 13.3% are economically inactive; and for private renters, most are economically active

Table 2.12 Economic activity by Household Reference Person and tenure

Economic activity (by household reference person)	All tenures %	Owned %	Rented: Social rented %	Rented: Private rented or lives rent free %
Economically active (in employment)	55.5%	51.3%	56.5%	76.1%
Retired	39.4%	46.1%	27.7%	16.0%
Economically inactive (including looking after home/family and long-term sick/disabled)	4.0%	2.0%	13.3%	5.3%
Student	0.4%	0.2%	0.9%	1.0%
Unemployed	0.7%	0.4%	1.6%	1.5%
Total	100.0%	100.0%	100.0%	100.0%
Base	5,619	4,080	751	788

Source: 2021 census table RM133

2.18 Table 2.13 illustrates that of all economically active household reference people (HRP), 67.2% own and 13.6% rent privately. 63.9% of economically inactive HRPs and 57.2% of unemployed people rent. 33.3% of student HRPs live in private rented accommodation. 84.9% of retired HRPs are owner occupiers.

Table 2.13 Household type by tenure (row %)

Economic activity	Owned (row %)	Rented: Social rented (row %)	Rented: Private rented or lives rent free (row %)	Total	Base
Economically active (in employment)	67.2%	13.6%	19.2%	100.0%	3,118
Retired	84.9%	9.4%	5.7%	100.0%	2,213
Economically inactive (including looking after home/family and long-term sick/disabled)	36.0%	45.0%	18.9%	100.0%	222
Student	37.5%	29.2%	33.3%	100.0%	24
Unemployed	42.9%	28.6%	28.6%	100.0%	42
Total	72.6%	13.4%	14.0%	100.0%	5,619

Source: 2021 census table RM133

Overcrowding and underoccupancy

2.19 Table 2.14 shows that 0.8% of all households are overcrowded and this was most pronounced in social rented accommodation. Underoccupancy was most apparent in owner occupied households with 91.5% having at least one spare bedroom.

Table 2.14 Occupancy by tenure (column %)

Occupancy	All tenures %	Owned %	Rented: Social rented %	Rented: Private rented or lives rent free %
Overcrowded	0.8%	0.4%	2.5%	1.4%
Sufficient bedrooms	13.7%	8.1%	35.5%	22.0%
Under occ +1	32.8%	28.5%	48.9%	39.4%
Under occ +2 or more	52.7%	63.0%	13.1%	37.2%
Total	100.0%	100.0%	100.0%	100.0%
Base	5,651	4,102	757	792

Source: 2021 census table RM099

Note: Based on bedroom standard which applies assumptions regarding household structure and bedrooms needed

2.20 Just under a quarter of overcrowded households were in the private rented sector (Table 2.15), which also showed around 33.3% of overcrowded households were owner occupiers and 42.2% social renters. 86.8% of under occupancy with at least 2 spare bedrooms was in the owner-occupied sector.

Table 2.15 Occupancy by tenure (row %)

Occupancy	Owned (row %)	Rented: Social rented (row %)	Rented: Private rented or lives rent free (row %)	Total	Base
Overcrowded	33.3%	42.2%	24.4%	100.0%	45
Sufficient	42.8%	34.7%	22.5%	100.0%	775
Under occ +1	63.2%	20.0%	16.8%	100.0%	1,852
Under occ +2 or more	86.8%	3.3%	9.9%	100.0%	2,979
Total	72.6%	13.4%	14.0%	100.0%	5,651

Source: 2021 census table RM099

Note: Based on bedroom standard which applies assumptions regarding household structure and bedrooms needed

Past trends in housing delivery

2.21 There are around 24,866 dwellings across the LDNP and of these around 24% are located in Cumberland. Data on housing delivery across the Lake District National Park indicates a total of 940 dwellings have been built of which an estimated 220 have been built in the Cumberland LDNP area (Table 2.16).

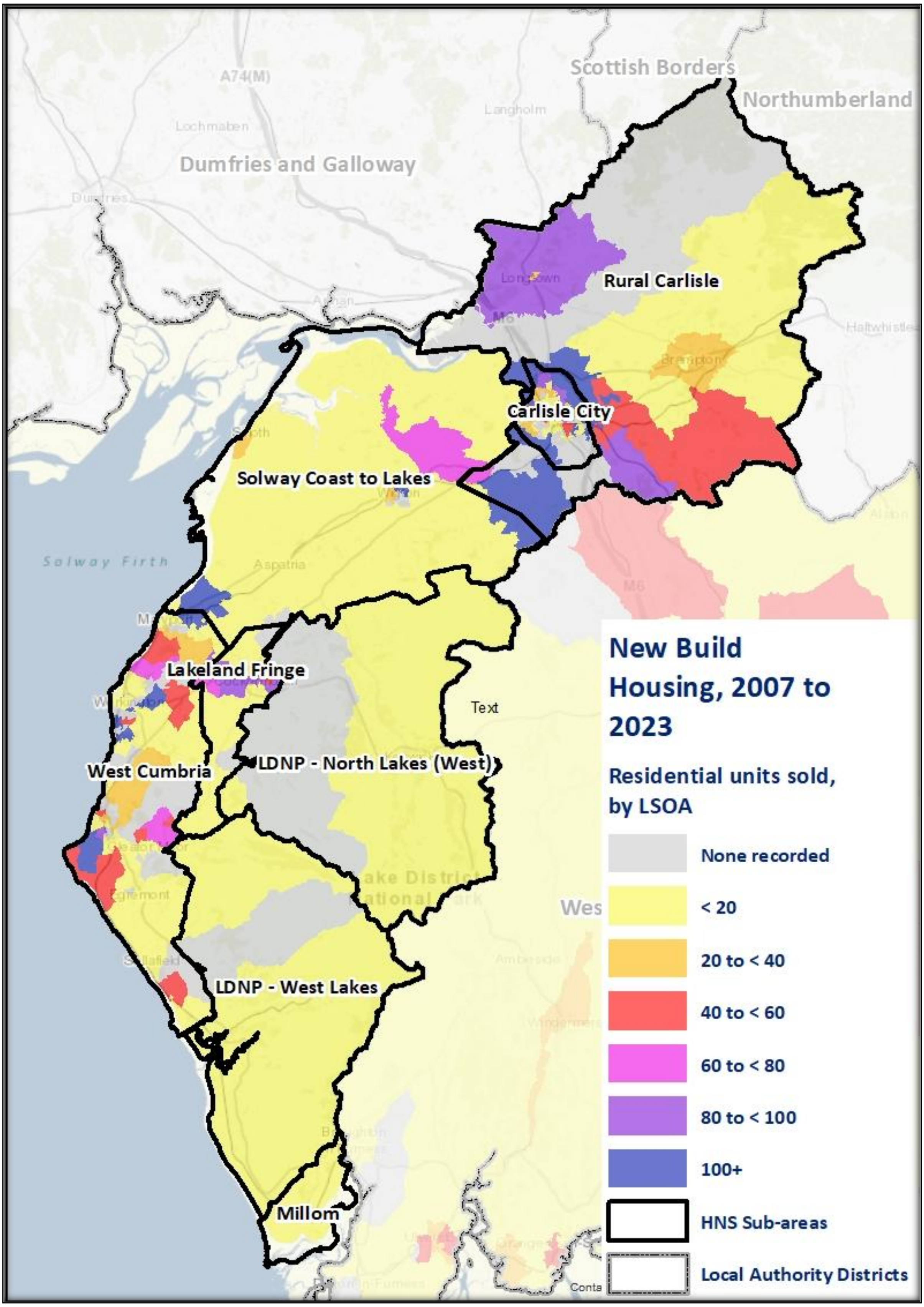
2.22 The distribution of new build activity since 2007 is shown in Map 2.2.

Table 2.16 Dwelling completions 2011/12 to 2022/2023

Year	Total net completions
2011/12	62
2012/13	74
2013/14	77
2014/15	154
2015/16	48
2016/17	111
2017/18	93
2018/19	76
2019/20	72
2020/21	47
2021/22	39
2022/23	87
2011-2023 (Total 12 years)	940
Total (past 5 years)	281
Annual average (past 5 years)	56
Total dwelling stock across LDNP **Of which in Cumberland LDNP**	24,866 5,840

Source: Annual Monitoring Reports

Map 2.2 New build dwellings by LSOA over period 2007-2023



Source: Land Registry © Crown copyright 2007 to 2023

Demographic drivers: population, migration, and households

Population estimates and projections

2.23 The 2021 Census population age profile is summarised in Table 2.17 along with an estimate of how the population may change by applying 2018-based population projections for Cumberland by age group. This would suggest a slight decline in the population by 2039 and a notable aging, with a 25% increase in people aged 65 and over.

Table 2.17 Change in population 2022-2039 by age group

Age groups	2021	2039	Number change 2022-2039	% change 2022-2039
Under 15	1,373	1,234	-139	-10.1%
15-29	1,380	1,308	-72	-5.2%
30-44	1,622	1,534	-88	-5.4%
45-64	3,875	3,046	-829	-21.4%
65-74	1,908	2,158	250	13.1%
75-84	1,198	1,567	369	30.8%
85+	499	790	291	58.4%
All Ages	11,855	11,638	-217	-1.8%

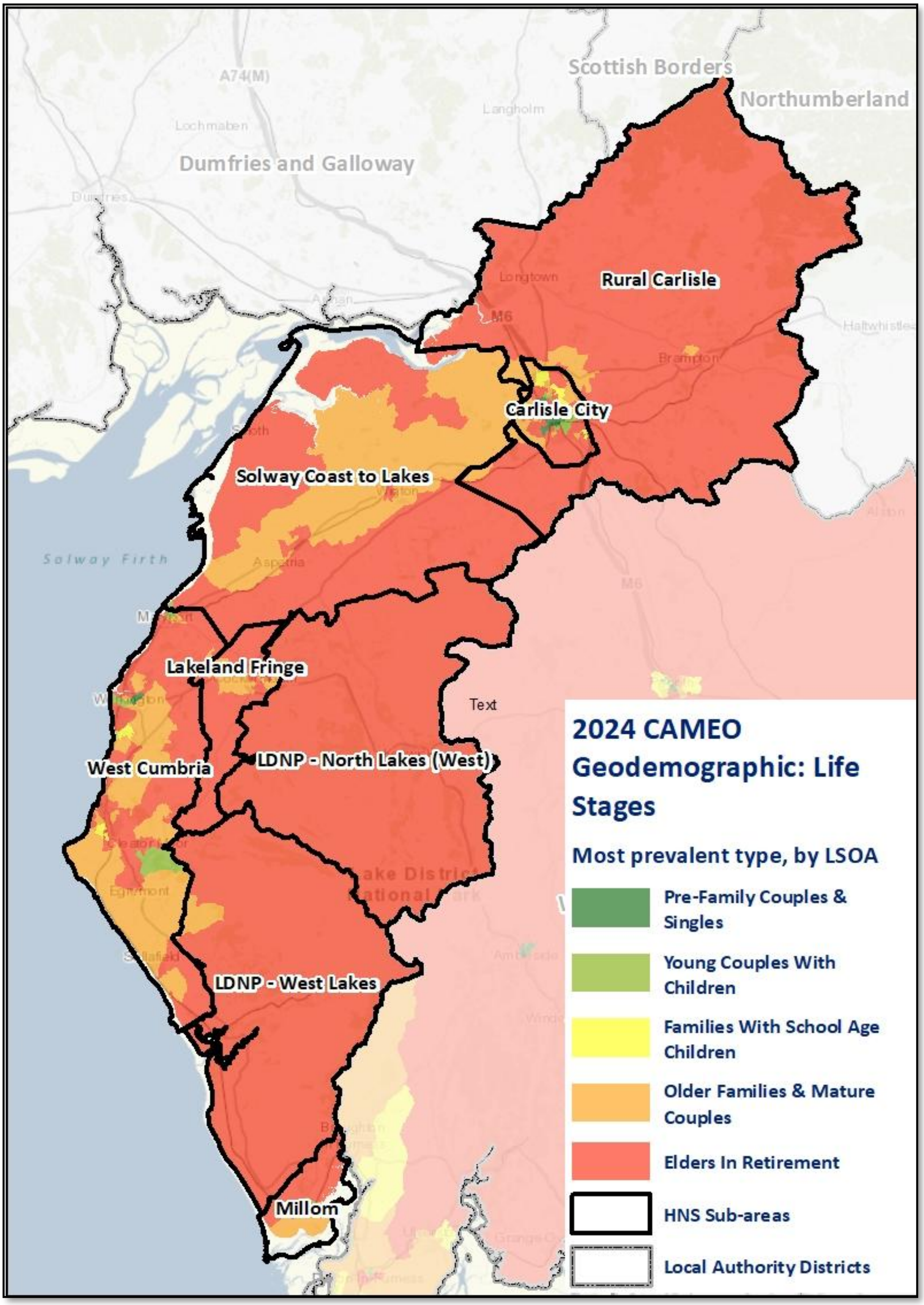
Source: ONS 2021 census, 2018-based population projections for Cumberland applied to Cumberland LDNP population

General household characteristics

2.24 The range of households living in Cumberland is illustrated in Maps 2.3 and 2.4. Map 2.3 illustrates the distribution of key household typologies and indicates a predominance of elders in retirement across the LDNP area.

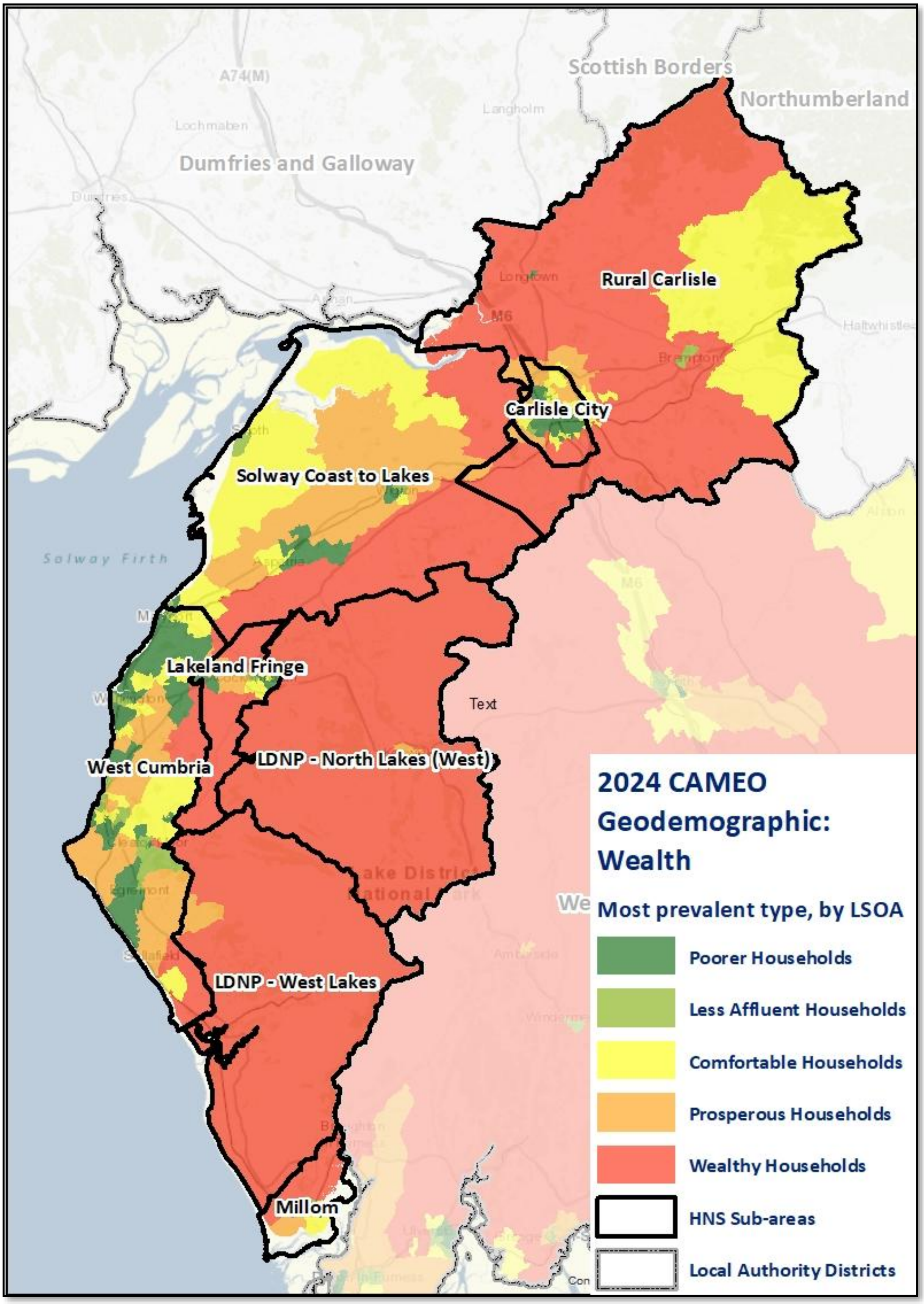
2.25 Map 2.4 considers income groups, and illustrates the relatively high incomes of households in the LDNP area.

Map 2.3 Household characteristics: household type by LSOA, 2024



Source: CAMEO UK

Map 2.4 Household characteristics: income type by LSOA, 2024



Source: CAMEO UK

Income data

2.26 There are a range of income data sources available to inform this study which are now summarised. 2023 CAMEO income data provide range, quartile, and average data of gross household income by sub-area. ONS Annual Survey of Hours and Earnings data provides gross earnings of economically active residents at the borough level. These two sources can provide a realistic estimate of earnings and household income across Cumberland and the LDNP

2.27 The 2023 Annual Survey of Hours and Earnings resident-based data indicates lower quartile earnings are £26,062, median earnings are £35,298, and average earnings are £39,928 across the Cumberland Council area.

2.28 The distribution of household income for the LDNP area using CAMEO data is presented in Table 2.18. These data tend to be skewed towards lower incomes as they include benefit-dependent and retired households.

Table 2.18 Annual gross household income by sub-area

Sub-area	<£10k	£10k to <£20k	£20k to <£30k	£30k to <£40k	£40k to <£50k	£50k to <£75k	£75k or more	Unknown	Total	Lower Quartile	Median	Average
LDNP – North Lakes (West)	3.9%	10.0%	24.0%	21.4%	18.3%	12.2%	2.8%	7.6%	100.0%	£25,000	£35,000	£36,198
LDNP – West Lakes	2.0%	6.9%	14.7%	30.2%	23.3%	13.9%	2.0%	6.9%	100.0%	£25,000	£35,000	£39,024
Cumberland	**6.6%**	**37.3%**	**26.6%**	**15.3%**	**7.0%**	**2.0%**	**0.1%**	**6.6%**	**100.0%**	**£15,000**	**£25,000**	**£23,629**

Source: CAMEO UK

Summary

2.29 Across the LDNP in Cumberland, there are an estimated 7,757 dwellings and 5,742 households. 1,888 dwellings are second/holiday homes which represents 24.3% of dwelling stock.

2.30 In terms of occupied dwelling stock:

- 71% of occupied dwellings are owner-occupied, 14.1% private rented, and 14.9% are affordable (including social rented from a council or housing association and shared ownership);
- 72.3% of dwellings are houses (25.2% terraced, 20.9% semi-detached, and 26.2% detached), 12.8% are flats and 14.9% are bungalow; and
- 6% of dwellings have one bedroom, 28.4% two bedrooms, 43.3% three bedrooms, and 22.3% four or more bedrooms.

2.31 Over the 12 years 2011/12 to 2022/2023, 940 net new dwellings have been built across the LDNP and of these an estimated 220 have been built in the Cumberland LDNP area.

2.32 The 2021 resident population in the Cumberland LDNP area was 11,855. Detailed population projections are not available for this specific area, but mapping population change derived from Cumberland projections would suggest a slight decline in population by 2039 but a 25% increase in people aged 65 and over.

3. Price, Rents, and Affordability

Introduction

3.1 This chapter sets out the cost of buying and renting properties across The Cumberland LDNP area. The affordability of tenure options is then considered with reference to local incomes along with the incomes of key workers and households on minimum/living wages.

3.2 The GHNS provides further details of overall trends in house prices between Cumberland and comparator areas.

House price trends

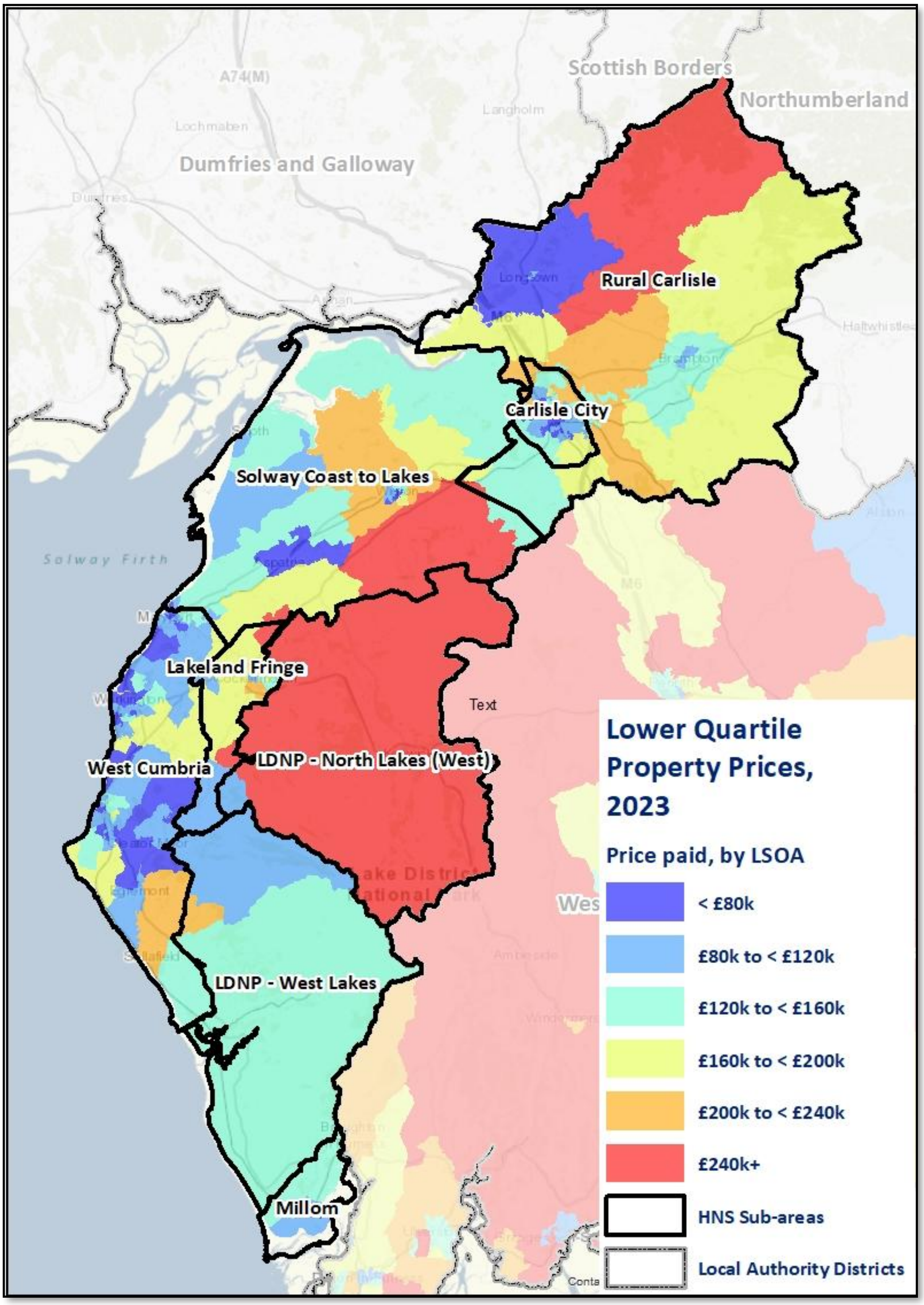
3.3 Table 3.1 sets out the change in house prices by sub-area over the period 2007 to 2023 (Note: Land Registry ward level analysis is only possible from 2007). During this period, lower quartile prices have increased by 40.4% and median prices by 50%.

3.4 Maps 3.1 and 3.2 provide an illustration of lower quartile and median prices using Lower Super Output Area. The maps show a range of market prices with the highest prices in the LDNP-North Lakes (West).

Table 3.1 Comparative lower quartile and median house price change 2007-2023 by sub-area

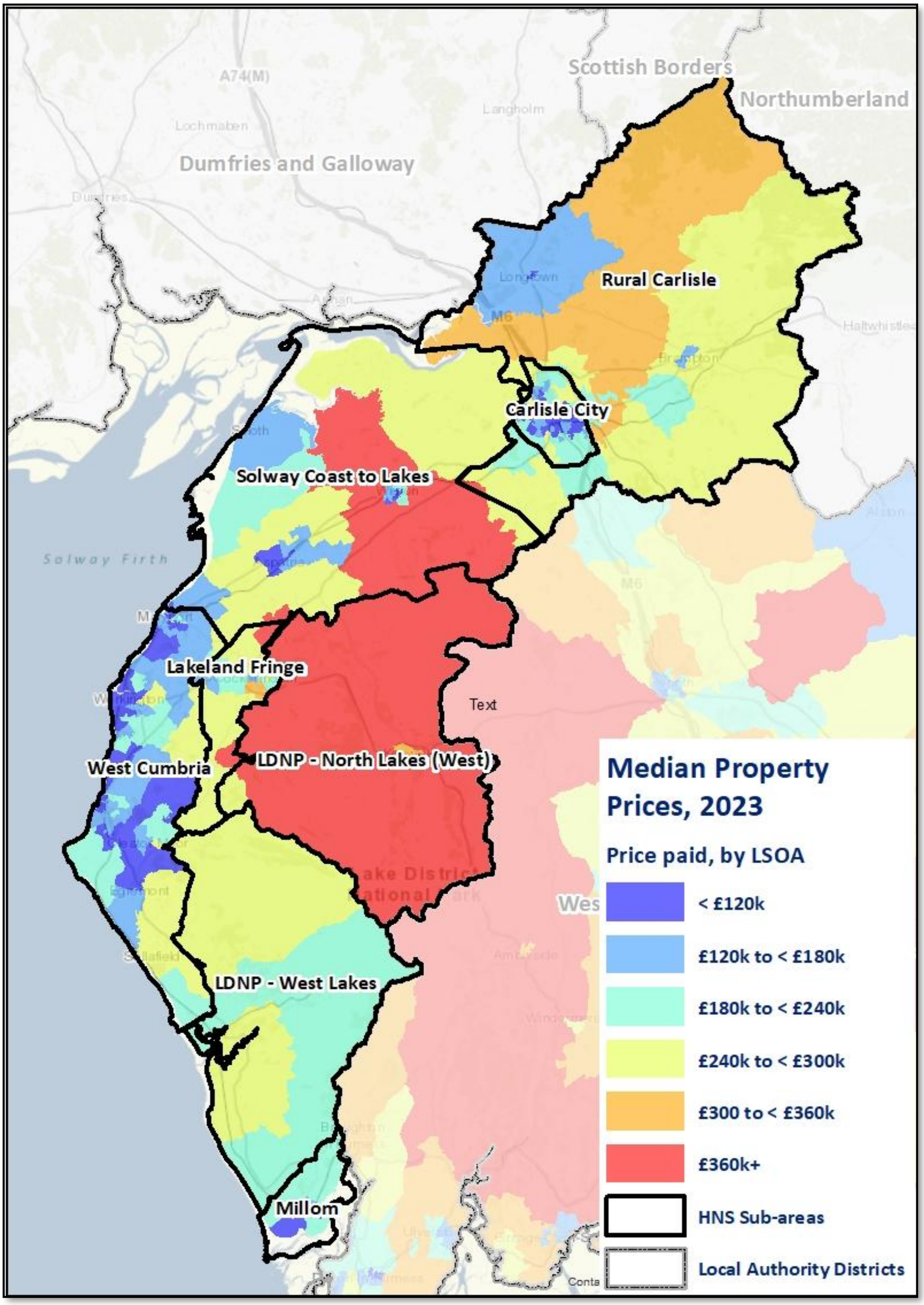
Sub-area	LQ house price 2007	LQ house price 2023	% change	Median house price 2007	Median house price 2023	% change
LDNP – North Lakes (West)	£212,500	£275,000	29.4%	£260,000	£385,000	48.1%
LDNP – West Lakes	£142,000	£160,000	12.7%	£188,750	£290,000	53.6%
LDNP Total	£183,000	£257,000	40.4%	£250,000	£375,000	50.0%
Cumberland	**£90,000**	**£98,500**	**9.4%**	**£125,000**	**£147,000**	**17.6%**

Map 3.1 Lower quartile house prices by built up areas with the LSOAs of Cumberland



Source: HM Land Registry data © Crown copyright and database right 2023. This data is licensed under the Open Government Licence v3.0

Map 3.2 Median house prices by built up areas with the LSOAs of Cumberland



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Private renting

3.5 Table 3.2 provides an overview of the cost of renting privately across the LDNP area and comparator areas.

Table 3.2 Lower quartile and median rents by sub-area 2023

Sub-area	Lower quartile (£ each month)	Median (£ each month)
LDNP – North Lakes (West)	£650	£793
LDNP – West Lakes	£624	£875
Cumberland	£520	£598
Cumbria	£524	£624
North West	£693	£901
ENGLAND	£923	£1473

Source: Zoopla 2024

3.6 The amount that can be claimed for assistance with rental costs is capped to a local allowance that varies by area. The cap is estimated by the VOA and published in the form a Local Housing Allowance (LHA) rate for a broad market area. (BRMA). The Cumberland LDNP area is located within the Barrow-in-Furness BRMA, the North Cumbria BRMA and West Cumbria BRMA. Table 3.3 summarises lower quartile rents, the LHA for the area BRMAs and the variance between lower quartile rents and the LHA. This shows a shortfall in the amount of rent covered by the LHA.

Table 3.3a Broad Rental Market Area Local Housing Allowance Rates (April 2023) - Barrow-in-Furness BRMA

No. of Bedrooms	Rate per week (£)	Monthly rate	2023 LQ rent	Variance between LQ rent and LHA
Shared Accommodation	£81.35	£353	-	-
1 Bedroom	£86.54	£375	£364	£11
2 Bedroom	£102.41	£444	£498	-£54
3 Bedroom	£126.58	£549	£550	-£1
4 Bedroom	£166.85	£723	£1,599	-£876

Source: Zoopla 2024

Table 3.3b Broad Rental Market Area Local Housing Allowance Rates (April 2023) – North Cumbria BRMA

No. of Bedrooms	Rate per week (£)	Monthly rate	2023 LQ rent	Variance between LQ rent and LHA
Shared Accommodation	£68.00	£295	£325	-£30
1 Bedroom	£80.55	£349	£442	-£93
2 Bedroom	£97.81	£424	£524	-£100
3 Bedroom	£120.82	£524	£650	-£126
4 Bedroom	£155.34	£673	£793	-£120

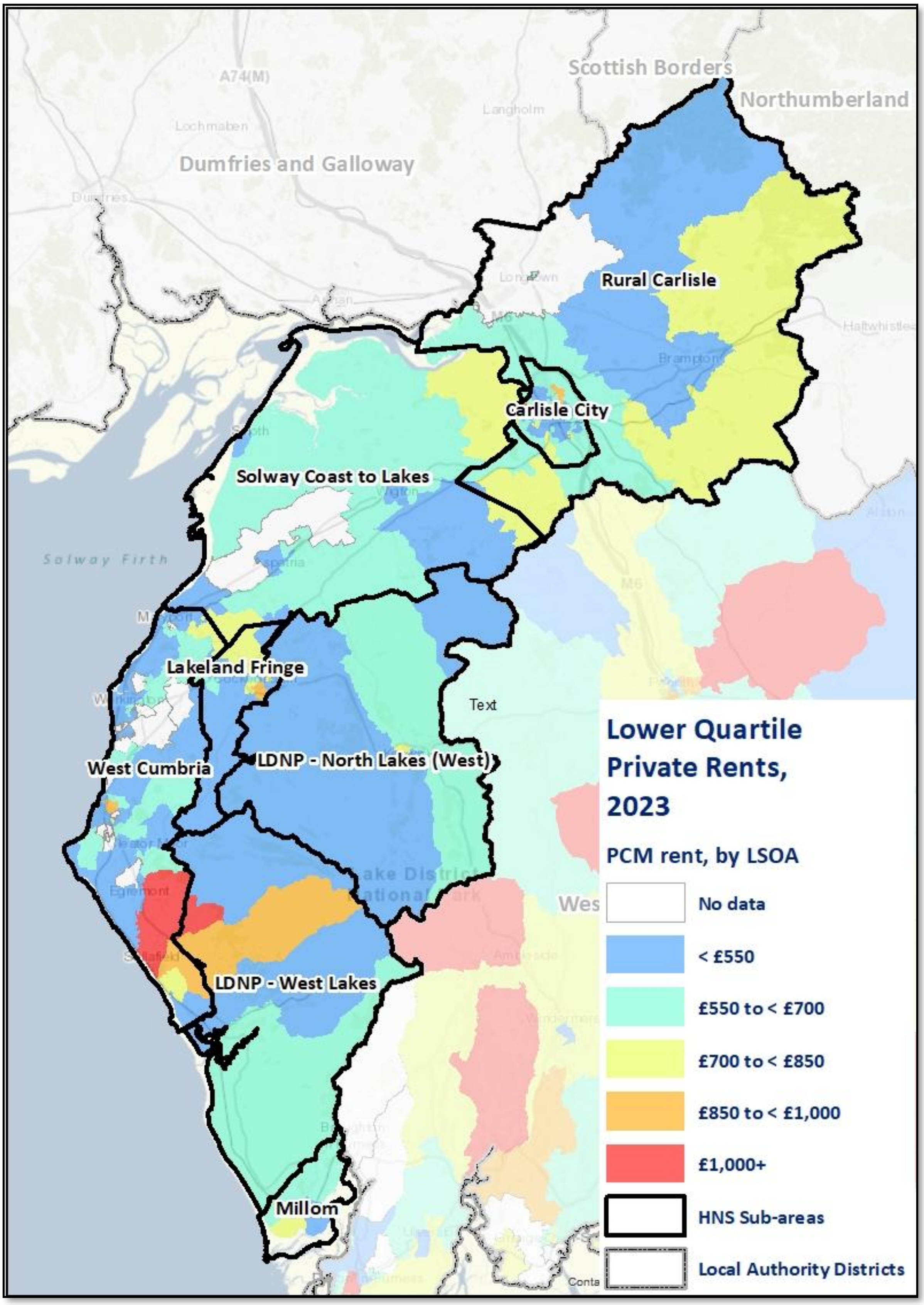
Table 3.3c Broad Rental Market Area Local Housing Allowance Rates (April 2023) – West Cumbria BRMA

No. of Bedrooms	Rate per week (£)	Monthly rate	2023 LQ rent	Variance between LQ rent and LHA
Shared Accommodation	£68.00	£295	£295	-£0
1 Bedroom	£80.55	£349	£451	-£102
2 Bedroom	£96.66	£419	£498	-£79
3 Bedroom	£113.92	£494	£594	-£100
4 Bedroom	£138.08	£598	£750	-£152

3.7 More detailed rental data within built up areas at a small area level (Lower Super Output Areas) are presented in Map 3.3 (lower quartile) and Map 3.4 (median). This illustrates that the majority of lower quartile rent in Cumberland is below £750pcm, with higher priced areas including LDNP West Lakes. Median rent in excess of £1050 pcm tend to most evident in the LDNP areas.

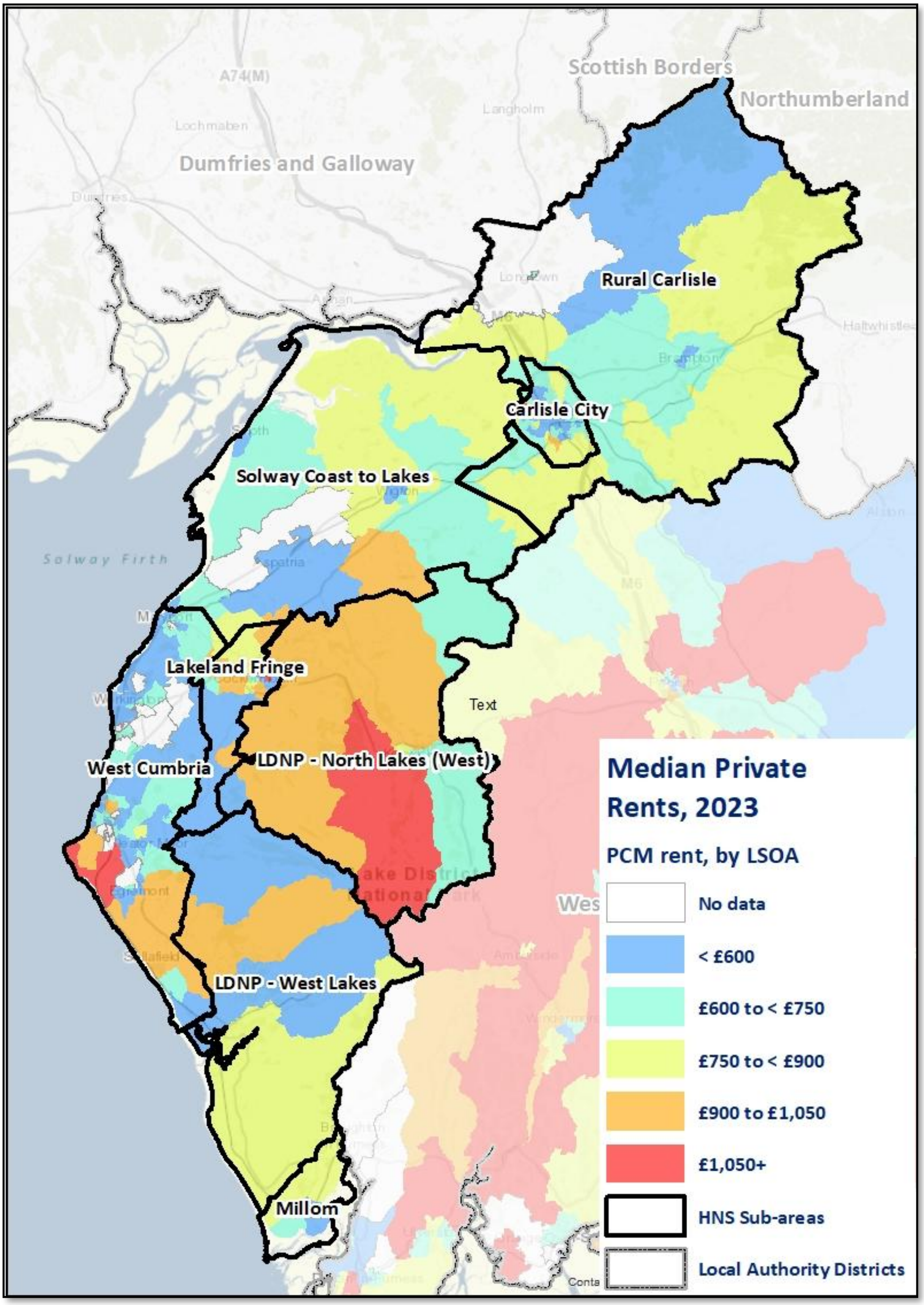
3.8 The private rented sector accommodates a proportion of low-income households that are eligible for assistance with rental costs. Map 3.5 illustrates the proportion of households in receipt of housing benefit assistance across the area. This shows a small pockets the LDNP area.

Map 3.3 2023 lower quartile rents across Cumberland by built up areas within LSOAs



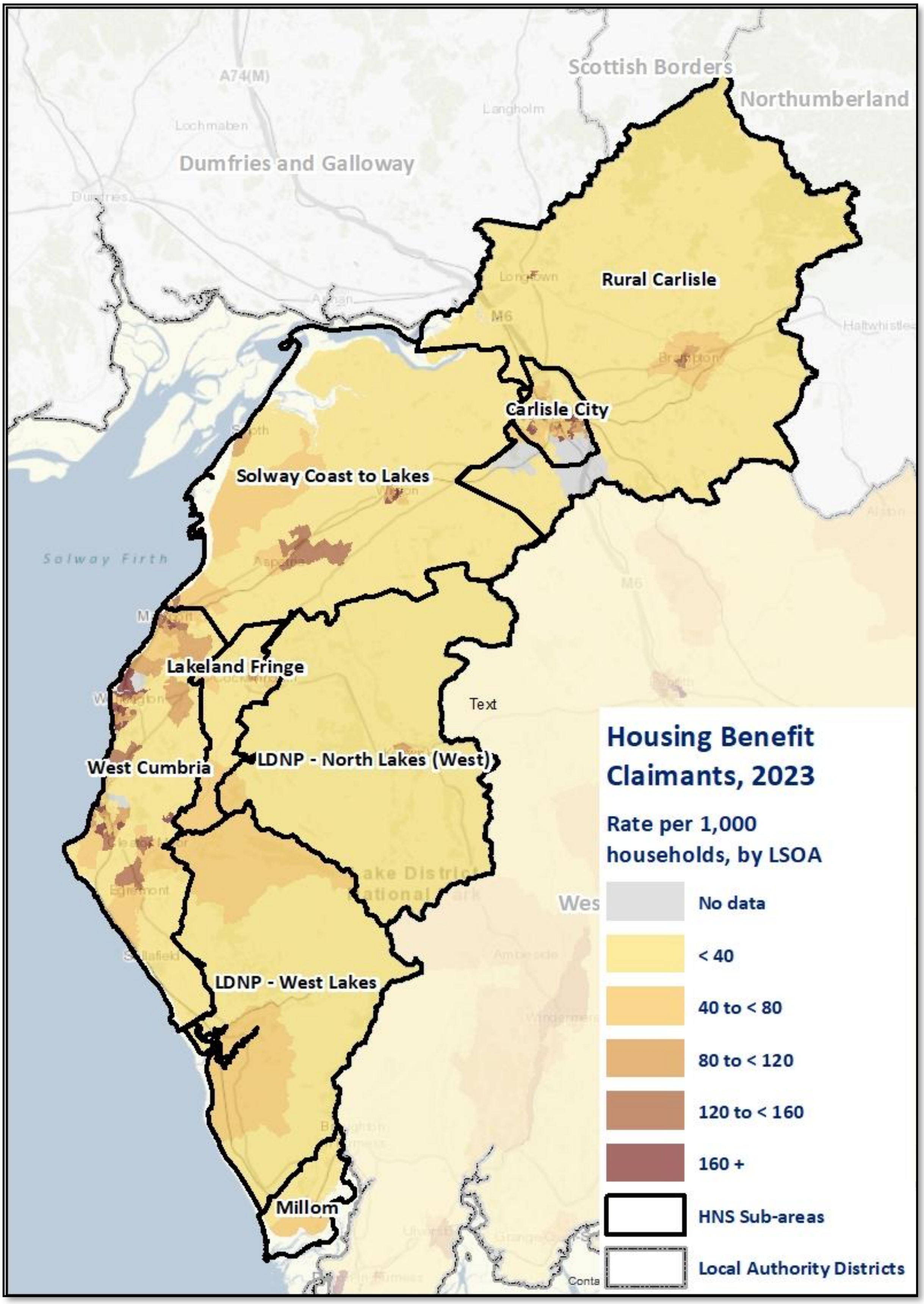
Source: Zoopla Lettings 2023

Map 3.4 2023 median rents across Cumberland by built up areas within LSOAs



Source: Zoopla Lettings 2023

Map 3.5 Private Rented Sector Non-Passported Housing Benefit 2023



Source: 2023 DWP Stat Xplore

Relative affordability of housing tenure options and defining genuinely affordable housing

3.9 The relative cost of alternative housing options across the area and sub-areas has been considered from two perspectives. Firstly, analysis considers prevailing prices at housing market sub-area level across a range of market and affordable tenures and the incomes required to afford these properties. Secondly, analysis considers what is genuinely affordable to households based on local incomes and assumptions around the proportion of income that should be spent on renting and the multiples of income for buying. The analysis of what is genuinely affordable also considers the incomes of selected key workers and those on minimum and living wages.

3.10 The starting point for assessing thresholds for what is affordable and not affordable are as follows:

- For renting, 25% of gross household income is used as the ‘tipping point’ for affordability, with properties not affordable if more than 25% of income is spent on rent. There is no official guidance on what proportion of income should be used. Former CLG SHMA Practice Guidance (2007) recommended 25% and Shelter suggest using 35% of net income; and
- For buying, affordability is based on a 3.5x gross household income multiple. Former CLG SHMA Practice Guidance (2007) recommended a 3.5x multiple for a household with a single earner and 2.9x for a dual earner.

3.11 The former 2007 SHMA guidance did note that local circumstances could justify higher figures being used for affordable renting and that allowances should be made for access to capital that could be used towards the cost of home ownership.

3.12 Mortgage lending practices would suggest that 4.75x a single or joint income could be considered. This is the maximum single or joint household income multiple offered by First Direct for example.

3.13 For this study, the following assumptions are considered by arc4 with reference to affordability is:

- For buying up to 3.5x gross household income; and
- For renting up to 25% gross household income.

3.14 Table 3.4 sets out the range of market and affordable tenures considered in analysis and any assumptions relating to the cost of properties. The cost of alternative affordable and market tenure options by sub-area is set out in Table 3.5. Table 3.6 shows the gross household incomes needed to afford the tenure based on the 25% rental and 3.5x income multiples. Table 3.7 considers the impact of deposits on sale price.

3.15 This analysis indicates that for open market housing at area level, the minimum income required is £31,200 across the LDNP (for lower quartile or entry-level renting) or £66,086 (for lower quartile or entry-level house prices). These amounts do vary by sub-area, with income requirements lower in the West Lakes.

Table 3.4 Summary of tenure (including affordable options), price assumptions, and data sources

Tenure	Tenure price assumptions	Affordability assumptions	Data Source
Social rent	2023 average prices	25% of income	Regulator of Social Housing Statistical Data Return 2023
Affordable rent	2023 average prices which are based on Local Housing Allowance rates	25% of income	Regulator of Social Housing Statistical Data Return 2023
Market Rent – lower quartile	2023 prices	25% of income	Zoopla 2023
Market Rent – median	2023 prices	25% of income	Zoopla 2023
Market Sale – lower quartile	2023 prices	90% LTV, 3.5x income	Land Registry Price Paid
Market Sale – median	2023 prices	90% LTV, 3.5x income	Land Registry Price Paid
Market Sale – average	2023 prices	90% LTV, 3.5x income	Land Registry Price Paid
Shared ownership (50%)	Total price based on median price and 50% ownership. Mortgage based on 40%. 10% deposit required; annual service charge £395, Annual rent based on 2.75% of remaining equity	90% LTV, 3.5x income for equity and 25% of income for rental element	Assumptions applied to Land Registry Price Paid data
Shared ownership (25%)	Total price based on median price and 25% ownership. Mortgage based on 20%, 5% deposit required, annual service charge £395. Annual rent based on 2.75% of remaining equity	90% LTV, 3.5x income for equity and 25% of income for rental element	Assumptions applied to Land Registry Price Paid data
Help to Buy	Total price based on median price. Mortgage based on 75% equity. 20% loan and deposit of 5%. Loan fee of 1.75% in year 6 of outstanding equity loan increasing annually from yr7 at RPI+1%	70% LTV, 3.5x income	Assumptions applied to Land Registry Price Paid data
Discounted home ownership 30%	70% of median price (note this is comparable to the proposed government First Home tenure option). Mortgage based on discounted price, minus 10% deposit on discounted price.	Discounted home ownership 30%	Assumptions applied to Land Registry Price Paid data
Discounted home ownership 25%	75% of median price mortgage based on discounted price, minus 10% deposit on discounted price.	Discounted home ownership 25%	Assumptions applied to Land Registry Price Paid data
Discounted home ownership 20%	80% of median price mortgage based on discounted price, minus 10% deposit on discounted price.	Discounted home ownership 20%	Assumptions applied to Land Registry Price Paid data

Table 3.5 Cost of alternative tenure options by sub-areas and Cumberland

Tenure option	Price / equity requirement (2023) Cumberland	LDNP – North Lakes (West)	LDNP – West Lakes	LDNP Total
Social Rent (average)	£388	£388	£388	£388
Affordable Rent (monthly cost)	£478	£634	£700	£642
Market Rent - Lower Quartile	£520	£650	£624	£650
Market Rent – Median	£598	£793	£875	£802
Market Rent – Average	£655	£823	£906	£847
Market Sale - Lower Quartile	£98,500	£275,000	£160,000	£257,000
Market Sale – Median	£147,000	£385,000	£290,000	£375,000
Market Sale – Average	£192,299	£481,370	£335,087	£447,675
Shared ownership (50%)	£73,500	£192,500	£145,000	£187,500
Shared ownership (25%)	£36,750	£96,250	£72,500	£93,750
Help to buy	£110,250	£288,750	£217,500	£281,250
Discounted Home Ownership (30%)	£102,900	£269,500	£203,000	£262,500
Discounted Home Ownership (25%)	£110,250	£288,750	£217,500	£281,250
Discounted Home Ownership (20%)	£117,600	£308,000	£232,000	£300,000

Table 3.6 Household income required for tenure to be affordable (based on 25% of income for rents and 3.5x income for buying) by sub-area

Tenure option	Income required (2023) Cumberland	LDNP – North Lakes (West)	LDNP – West Lakes	LDNP Total
Social Rent (average)	£18,631	£18,631	£18,631	£18,631
Affordable Rent (monthly cost)	£22,963	£30,451	£33,600	£30,797
Market Rent - Lower Quartile	£24,960	£31,200	£29,952	£31,200
Market Rent – Median	£28,704	£38,064	£42,000	£38,496
Market Rent – Average	£31,461	£39,492	£43,500	£40,654
Market Sale - Lower Quartile	£25,329	£70,714	£41,143	£66,086
Market Sale – Median	£37,800	£99,000	£74,571	£96,429
Market Sale – Average	£49,448	£123,781	£86,165	£115,117
Shared ownership (50%)	£28,425	£72,163	£54,772	£70,279
Shared ownership (25%)	£23,018	£58,001	£44,104	£56,485
Help to buy	£27,300	£71,500	£53,857	£69,643
Discounted Home Ownership (30%)	£26,460	£69,300	£52,200	£67,500
Discounted Home Ownership (25%)	£28,350	£74,250	£55,929	£72,321
Discounted Home Ownership (20%)	£30,240	£79,200	£59,657	£77,143

Source: Data produced by Land Registry © Crown copyright 2024, Zoopla 2024, CLG

Table 3.7 Impact of alternative deposits on sale price and income required for open market properties

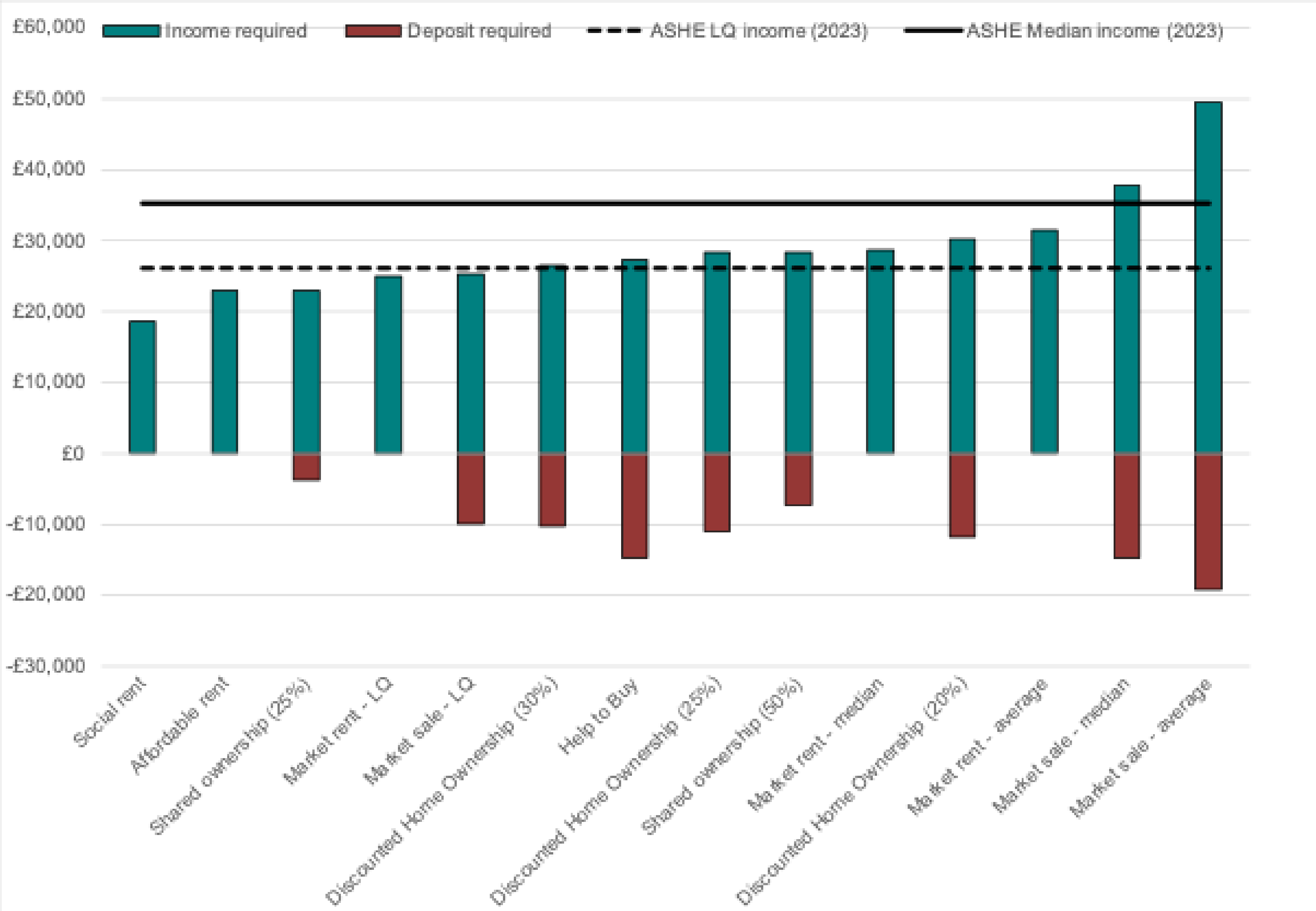
Cumberland LDNP	Amount of deposit				Borough Average Price
	10%	20%	30%	40%	
Market sale - lower quartile	£231,300	£205,600	£179,900	£154,200	£257,000
Market sale - median	£337,500	£300,000	£262,500	£225,000	£375,000
Market sale - average	£402,908	£358,140	£313,373	£268,605	£447,675
Household income required (3.5x multiple)	10%	20%	30%	40%	
Market sale - lower quartile	£66,086	£58,743	£51,400	£44,057	
Market sale - median	£96,429	£85,714	£75,000	£64,286	
Market sale - average	£115,116	£102,326	£89,535	£76,744	
Household income required (5x multiple)	10%	20%	30%	40%	
Market sale - lower quartile	£46,260	£41,120	£35,980	£30,840	
Market sale - median	£67,500	£60,000	£52,500	£45,000	
Market sale - average	£80,582	£71,628	£62,675	£53,721	

Source: Data derived from Land Registry © Crown copyright 2024

3.16 Figure 3.1 summarises in graphical form the relative affordability of alternative tenures at the sub-area level, setting out the income and deposit required for different options set against prevailing lower quartile and median earnings. It uses lower quartile and median earnings derived from the ONS Annual Survey of Hours and Earnings for 2022.

3.17 This indicates that only social renting, affordable rent, shared ownership and market rent are affordable for households with lower quartile earners. For households with median income earners, a broader range of tenure options are available, with the exception of market sale (median) and market sale (average).

Figure 3.1 Cumberland LDNP household income and housing costs



Source: Data produced by Land Registry © Crown copyright 2024, Zoopla 2024, CLG, ASHE 2012

Note: The deposit requirements are shown on the table as a negative number

What is genuinely affordable housing in the Cumberland LDNP area context?

3.18 Having considered what a household needs to earn to afford alternative tenures, consideration is now given to the actual incomes of households across the borough and how this relates to prevailing prices. This analysis helps to establish what is genuinely affordable based on reasonable income multipliers for renting and buying. The analysis takes into account:

- Lower quartile and median household incomes from the 2023 CAMEO data;
- 2023 entry-level incomes from a range of key worker occupations;
- Incomes associated with 2023 minimum and living wages (using single, dual income, and 1.5x income measures);
- The proportion of income a household would need to spend on rent;
- The extent to which affordable rental options are genuinely affordable to households; and
- The extent to which households could afford home ownership based on multiples of household income, with up to 4x being affordable.

Genuinely affordable rents

3.19 Having considered what a household needs to earn to afford alternative tenures, consideration is now given to the actual incomes of households across the Cumberland LDNP area and how this relates to current market prices and rents. The analysis helps to establish the extent to which different tenures are affordable and what are genuinely affordable prices and rents based on local incomes.

3.20 Table 3.8 focuses on the affordability of market renting and shows the cost of renting a lower quartile and median priced property by sub-area, how this compares with incomes, and what would be genuinely affordable based on local incomes. For example, lower quartile rents are £650 across the Cumberland LDNP area where the lower quartile income is £2,083. This means that a household is spending 31.2% of income on rent. To be genuinely affordable, that is, costing no more than 25% of gross income, a lower quartile rent should be £521 each month and median rent should be £729 each month. Overall, households are having to spend more than 25% of income on rent.

Affordable home ownership options

3.21 Table 3.9 focuses on the affordability of home ownership and shows the cost of buying a lower quartile and median-priced property. This shows that prices are unaffordable across the Cumberland LDNP, with incomes of more than 3.5x needed to buy a property, with highest prices in the LDNP – North Lakes (West). Council area (less than 3.5x recommended figure). A property should cost no more than £87,500 to be affordable to households on lower quartile incomes and £122,500 to households on median incomes.

Table 3.8 Affordability of private rents by sub-area

Sub-area	Actual LQ rent 2023	LQ Gross household income 2023 (Monthly £)	% LQ income required to be spent on LQ rent	What would be an affordable rent based on actual LQ income	Actual Median rent 2023	Median Gross household income 2023 (Monthly £)	% median income required to be spent on median rent	What would be an affordable rent based on actual median income
LDNP – North Lakes (West)	£650	£2,083	31.2	£521	£793	£2,917	27.2	£729
LDNP – West Lakes	£624	£2,083	30.0	£521	£875	£2,917	30.0	£729
LDNP – Total	£650	£2,083	31.2	£521	£802	£2,917	27.5	£729
Cumberland	£520	£1,250	41.6	£313	£598	£2,083	28.7	£521

Sources: Zoopla Lettings 2024, household income from 2024 CAMEO

Key

Up to and including 25%	24
Between 25% and 35%	32
35% or more	40

Table 3.9 Affordability of owner-occupation by sub-area

Sub-area	Actual LQ price 2023	LQ Gross household income 2023 (Annual £)	Income multiple required (assumes 10% deposit)	What would be an affordable property based on a 3.5x income multiple	Actual median price 2023	Median Gross household income 2023 (Annual £)	Income multiple required (assumes 10% deposit)	What would be an affordable property based on a 3.5x income multiple
LDNP – North Lakes (West)	£275,000	£25,000	9.9	£87,500	£385,000	£35,000	9.9	£122,500
LDNP – West Lakes	£160,000	£25,000	5.8	£87,500	£290,000	£35,000	7.5	£122,500
LDNP – Total	£257,000	£25,000	9.3	£87,500	£375,000	£35,000	9.6	£122,500
Cumberland	£98,500	£15,000	5.9	£52,500	£147,000	£25,000	5.3	£87,500

Sources: Land Registry © Crown copyright 2024, household income from 2024 CAMEO

Key

Up to 3.5x	2.9
Between 3.5x and 5x	4.2
5x or more	6.2

Affordability of prices and rents to selected key workers and households on minimum/living wages

3.22 The extent to which area wide open market rents are affordable to selected keyworkers and households on minimum and living wages are explored in Table 3.10. Analysis based on Cumberland LDNP data would indicate that renting is relatively affordable to key workers, although single earners would have to pay around 30% of their income on lower quartile rents. Median rents are generally unaffordable.

3.23 Table 3.11 considers the income multiples needed to buy a property based on the incomes of selected key workers and households on minimum/living wages. Analysis assumed that a 10% deposit was available and indicates that open market prices are not affordable to key workers, with shared ownership the most likely option to be affordable.

3.24 Households with multiple minimum/living wage earners are likely to be able to afford lower quartile rents but single earners would have to pay in excess of 35% of their income on rent.

3.25 Table 3.12 provides analysis for the LDNP sub-areas and indicates that the LDNP – North Lakes (West) area is the least affordable area.

Table 3.10 Incomes of key workers and households on minimum/living wage and rental affordability

Income/Occupation/ Wage	Gross household income 2023 (Annual £)	Gross household income 2023 (Monthly £)	% LQ Income for LQ rent	% Median income for median rent	LQ Rent	Median Rent
Police officer	-	-	-	-	-	-
Pay Point 2	£29,751	£2,479	26.2	32.3	£650	£802
Pay Point 4	£32,163	£2,680	24.3	29.9	£650	£802
Nurse	-	-				
Band 1	£22,383	£1,865	34.8	43.0	£650	£802
Band 3	£22,816	£1,901	34.2	42.2	£650	£802
Band 5	£28,407	£2,367	27.5	33.9	£650	£802
Fire officer	-	-				
Trainee	£27,178	£2,265	28.7	35.4	£650	£802
Competent	£36,226	£3,019	21.5	26.6	£650	£802
Teacher	-	-				
Unqualified (min)	£20,598	£1,717	37.9	46.7	£650	£802
Main pay range (min)	£30,000	£2,500	26.0	32.1	£650	£802
Minimum/Living Wage	-	-				
Age 23 and over	-	-				
Single household	£20,319	£1,693	38.4	47.4	£650	£802
1xFull-time, 1xPart-time	£30,479	£2,540	25.6	31.6	£650	£802
Two working adults	£40,638	£3,387	19.2	23.7	£650	£802
Age 21 and 22	-	-				
Single household	£19,851	£1,654	39.3	48.5	£650	£802
1xFull-time, 1xPart-time	£29,777	£2,481	26.2	32.3	£650	£802
Two working adults	£39,702	£3,309	19.6	24.2	£650	£802

Key

(pink)	More than 35% of income spent on rent
(yellow)	Between 25% and 35% of income spent on rent
(green)	Less than 25% of income spent on rent

Table 3.11 Incomes of households, selected key workers, and households on minimum/living wage and open market prices: Cumberland LDNP

			Property Prices							
			LQ	Median	Shared ownership (50%)	Shared ownership (25%)	Help to buy	Discounted Home Ownership (30%)	Discounted Home Ownership (25%)	Discounted Home Ownership (20%)
		Price>>	£257,000	£375,000	£187,500	£93,750	£281,250	£262,500	£281,250	£300,000
		Price after deposit/loan>>	£231,300	£337,500	£66,150	£33,075	£95,550	£92,610	£99,225	£105,840
Gross household income 2023 (Annual £)			Ratio of house price to income							
CAMEO UK Household Income	LQ income	£15,000	15.4	22.5	11.3	5.6	16.3	15.8	16.9	18.0
	Median income	£25,000	9.3	13.5	6.8	3.4	9.8	9.5	10.1	10.8
	Average income	£23,629	9.8	14.3	7.1	3.6	10.3	10.0	10.7	11.4
ONS Annual Survey of Hours and Earnings	ASHE LQ	£26,062	8.9	12.9	6.5	3.2	9.4	9.1	9.7	10.4
	ASHE Median	£35,298	6.6	9.6	4.8	2.4	6.9	6.7	7.2	7.6
	ASHE Average	£39,928	5.8	8.5	4.2	2.1	6.1	5.9	6.3	6.8
Occupation		Wage	Ratio of house price to income							
Police officer										
Pay Point 2		£29,751	7.8	11.3	5.7	2.8	8.2	7.9	8.5	9.1
Pay Point 4		£32,163	7.2	10.5	5.2	2.6	7.6	7.3	7.9	8.4
Nurse										
Band 1		£22,383	10.3	15.1	7.5	3.8	10.9	10.6	11.3	12.1
Band 3		£22,816	10.1	14.8	7.4	3.7	10.7	10.4	11.1	11.8
Band 5		£28,407	8.1	11.9	5.9	3.0	8.6	8.3	8.9	9.5
Fire officer										
Trainee		£27,178	8.5	12.4	6.2	3.1	9.0	8.7	9.3	9.9
Competent		£36,226	6.4	9.3	4.7	2.3	6.7	6.5	7.0	7.5
Teacher										
Unqualified (min)		£20,598	11.2	16.4	8.2	4.1	11.8	11.5	12.3	13.1
Main pay range (min)		£30,000	7.7	11.3	5.6	2.8	8.1	7.9	8.4	9.0
Minimum/Living Wage										
Single household (25 and over)		£20,319	11.4	16.6	8.3	4.2	12.0	11.6	12.5	13.3
1xFull-time, 1xPart-time		£30,479	7.6	11.1	5.5	2.8	8.0	7.8	8.3	8.9
Two working adults		£40,638	5.7	8.3	4.2	2.1	6.0	5.8	6.2	6.6
Single household (21-24)		£19,851	11.7	17.0	8.5	4.3	12.3	11.9	12.8	13.6
1xFull-time, 1xPart-time		£29,777	7.8	11.3	5.7	2.8	8.2	7.9	8.5	9.1
Two working adults		£39,702	5.8	8.5	4.3	2.1	6.1	6.0	6.4	6.8

Table 3.12 Incomes of selected key workers and households on minimum/living wage and open market prices: Cumberland and LDNP

Key worker/income	Annual Salary £	Cumberland		LDNP North Lakes (West)		LDNP West Lakes	
		LQ Rent	LQ Price	LQ Rent	LQ Price	LQ Rent	LQ Price
		£520	£98,500	£650	£275,000	£624	£160,000
		% monthly income	Income multiple	% monthly income	Income multiple	% monthly income	Income multiple
Police Officer							
Pay Point 2	£29,751	21.0	3.0	26.2	8.3	25.2	4.8
Pay Point 4	£32,163	19.4	2.8	24.3	7.7	23.3	4.5
Nurse							
Band 1	£22,383	27.9	4.0	34.8	11.1	33.5	6.4
Band 3	£22,816	27.3	3.9	34.2	10.8	32.8	6.3
Band 5	£28,407	22.0	3.1	27.5	8.7	26.4	5.1
Fire Officer							
Trainee	£27,178	23.0	3.3	28.7	9.1	27.6	5.3
Competent	£36,226	17.2	2.4	21.5	6.8	20.7	4.0
Teacher							
Unqualified (min)	£20,598	30.3	4.3	37.9	12.0	36.4	7.0
Main pay range (min)	£30,000	20.8	3.0	26.0	8.3	25.0	4.8
Minimum/living wage (25 and over)							
Single person	£20,319	30.7	4.4	38.4	12.2	36.9	7.1
1x Full-time, 1x Part-time	£30,479	20.5	2.9	25.6	8.1	24.6	4.7
Two working adults	£40,638	15.4	2.2	19.2	6.1	18.4	3.5
Minimum/living wage (21 to 24)							
Single person	£19,851	31.4	4.5	39.3	12.5	37.7	7.3
1x Full-time, 1x Part-time	£29,777	21.0	3.0	26.2	8.3	25.1	4.8
Two working adults	£39,702	15.7	2.2	19.6	6.2	18.9	3.6

Concluding comments

3.26 In 2023, lower quartile house prices in the Cumberland LDNP area were £257,000 and median prices were £375,000. Price were highest in The LDNP – North Lakes (West) Lower quartile private rents in 2023 were £650 and median rents were £802.

3.27 The relative affordability of dwellings to buy or rent was explored at sub-area level. Across the Cumberland LDNP area, the minimum income required for entry-level/lower quartile renting was around £31,200 and for buying an entry-level/lower quartile property, the minimum income required was around £66,086. These calculations assumed that a rent is affordable if no more than 25% of household income is spent on rent and, if buying a property, should cost no more than 3.5x household income.

3.28 Analysis considered the affordability of rents and prices at sub-area level. Overall, households had to spend 31.2% of lower quartile income on a lower quartile rent and 27.5% of median income for median rents.

3.29 For open market purchase, the ratio of lower quartile income to price across the Cumberland LDNP area was 15.4x and for median income to median price it was 9.3x. Both ratios are above the benchmark of 3.5x income and ratio. Without substantial deposits, the ability to buy is a challenge to many households.

3.30 Specific analysis of the affordability of renting and buying for key worker incomes and those on minimum/living wages was carried out. Based on Cumberland LDNP area figures, renting a lower quartile property is relatively affordable to key workers, although single earners would have to pay around 30% of their income on lower quartile rents. Median rents are generally unaffordable. Open market prices are not affordable to key workers, with shared ownership the most likely option to be affordable.

3.31 Using the evidence presented in this chapter, it is possible to establish what would be a genuinely affordable rent and purchase price across the Cumberland LDNP area (Table 3.13). This is based on local incomes and assumes that no more than 25% of income is spent on rent and a household income multiple of 3.5x is applied to local household incomes when testing the affordability of buying. These figures should be considered when considering the extent to which new affordable housing is truly affordable.

Table 3.13 Genuinely affordable rents and purchase prices by sub-area

Geography	LQ rents (25% of income)	Median rents (25% of income)	LQ purchase (3.5x income multiple)	Median purchase (3.5x income multiple)
Cumberland	**£313**	**£521**	**£52,500**	**£87,500**
Sub-area				
LDNP – North Lakes (West)	£521	£729	£87,500	£122,500
LDNP – West Lakes	£521	£729	£87,500	£122,500

4. Overall Dwelling Type and Mix

Local Housing Need calculation

4.1 The GHNS sets out the calculations for local housing need across Cumberland and establishes a minimum local housing need of 1,105 dwellings. Applying the same assumptions to the LDNP areas would suggest a minimum annual need for 52 dwellings. This is based on the assumption that 4.7% of all dwelling stock is located in the LDNP area.

Previous delivery levels

4.2 As shown in Table 2.16, there have been as estimated 220 dwellings completed in the Cumberland LDNP area over the period 2011/12 to 2022/23 or an average of 18 each year.

Affordable housing need

4.3 A detailed analysis of affordable housing need in accordance with PPG is presented at Technical Appendix C. This establishes an overall gross affordable need of 149 across the Cumberland LDNP area. After taking into account affordable lettings/sales and pipeline provision, the net shortfall is 63 each year. This means there is a considerable need for affordable housing but PPG then says that '*The total affordable housing need can then be considered in the context of its likely delivery as a proportion of mixed market and affordable housing developments, taking into account the probable percentage of affordable housing to be delivered by eligible market housing led developments. An increase in the total housing requirement included in the plan may need to be considered where it could help deliver the required number of affordable homes*.' (PPG Paragraph Reference ID: 67-008-20190722 and PPG at Reference ID: 2a-024-20190220). There is no specific requirement to meet this identified affordable need in full.

4.4 Analysis would suggest an overall affordable tenure split of 50% social rented, 25% affordable rented 25% affordable home ownership across the Cumberland LDNP area which will include First Homes on relevant sites. This split needs to be considered on a site-by-site basis. For instance, there may be some sites which are not of sufficient scale for more than one type of affordable housing to be feasible.

4.5 Delivery to help address affordable housing need is expected through the application of existing affordable housing policies, subject to viability. There is clear evidence of affordable housing need which supports a robust affordable housing policy. In order to meet affordable need, the council works closely with housing association and developer partners to deliver a range of new affordable housing products, including affordable rent and discounted home ownership. The council are therefore making positive steps to help address the affordable housing shortfalls across the borough and will continue to keep this under review.

Concluding comments on housing need

4.6 The government's standard method calculation under the 2024 NPPF establishes a minimum housing need of 1,105 dwellings each year across Cumberland and implies an annual need for 52 dwellings based on the proportion of stock in the LDNP area.

4.7 Given the level of net affordable need of 63 homes each year, relevant plans need to maintain a robust affordable housing policy setting out targets and tenure split in order to maximise new supply. An affordable policy should therefore continue to support the ongoing delivery of affordable housing and diversify the affordable products available to local residents to reflect identified needs.

Dwelling type and mix

4.8 Dwelling mix analysis is underpinned by a demographic scenario model which takes into account projected household change to 2039 using 2018-based ONS household projections. To support flexibility in delivery, dwelling type and mix by tenure is presented as a broad range which also considers household aspirations and expectations. Table 4.1 summarises dwelling mix by tenure for the Cumberland LDNP area and Table 4.2 summarises dwelling mix by sub-area. Further details of analysis are presented in Technical Appendix E of the GHNS report.

Parish-level need

4.9 Dwelling need at parish-level has been explored using the Rural Affordable Needs Model and presented in the 'Parish Dashboard' . This sets out a range of data for each parish along with affordable need by size, tenure and market need based on sub-area data.

Table 4.1 Overall dwelling type/size mix recommendations by tenure by sub-area within LDNP

LDNP - North Lakes (West)

Number of bedrooms	Market	Social / Affordable rent	Affordable Home Ownership	Overall
1	15-20%	30-35%	15-20%	20-25%
2	20-25%	40-45%	35-40%	25-30%
3	45-50%	20-25%	35-40%	40-45%
4	10-15%	2-5%	5-10%	5-10%
Level access				15-20%

LDNP - West Lakes

Number of bedrooms	Market	Social / Affordable rent	Affordable Home Ownership	Overall
1	2-5%	20-25%	10-15%	5-10%
2	10-15%	30-35%	15-20%	15-20%
3	20-25%	40-45%	60-65%	25-30%
4	10-15%	2-5%	5-10%	5-10%
Level access				15-20%

5. Conclusion: Policy and Strategic Issues

Introduction

5.1 This document has been prepared to equip the council and their partners with robust, defensible, and transparent information to help inform strategic decision-making and the formulation of appropriate housing and planning policies. The work also takes account of existing and emerging government policy and guidance.

5.2 The Cumberland Council LDNP GHNS will help the council plan for a mix of housing based on current and future demographic trends, market trends, and the needs of different groups in the community. Specifically, the LDNP GHNS identifies the size, type, and tenure of housing required by considering current market demand relative to supply and also identifies a continued affordable housing shortfall across the borough.

5.3 This concluding chapter summarises key messages from the research findings, structured around a commentary on the current and future housing markets and key local strategic issues.

Overall housing need

5.4 Based on the government's standard method calculation under the 2024 NPPF, the estimated minimum housing need is 52 dwellings each year across the Cumberland LDNP. This compares with an estimated 18 completions each year.

Dwelling type, tenure, and mix

5.5 The relationship between household change and dwelling type/size and tenure requirements have been fully explored. The evidence will help the council deliver an appropriate range of dwelling stock for residents over the plan period. It is recommended that future planning policy references the broad mixes evidenced in Table 5.1 and is taken into account when determining future applications.

5.6 Regarding affordable need, there is an annual net shortfall of 63 dwellings. A recommended tenure split is 50% social rented, 25% affordable rented and 25% affordable home ownership. Delivery of affordable housing is subject to economic viability and the council does not need to plan to meet this number in full but affordable housing delivery, in particular social rented provision, should be maximised at every possible opportunity.

5.7 Analysis of affordable housing need in rural parishes has been prepared using the Rural Affordable Housing Need model.

Table 5.1 Summary of overall dwelling mix LDNP

Number of bedrooms	Market	Affordable Rented	Affordable home ownership	Overall range
1-bed	25-30%	30-35%	20-25%	25-30%
2-bed	25-30%	35-40%	35-40%	25-30%
3-bed	30-35%	25-30%	30-35%	30-35%
4+-bed	10-15%	5-10%	5-10%	10-15%

Links with other evidence

5.8 The findings of the Cumberland LDNP GHNS should be considered alongside the GHNA and complementary workstreams, which includes Stock Condition Study and Supported Housing Needs Study.

Technical Appendix A: Research Methodology

Overall approach

A.1 A multi-method approach was adopted in order to prepare a robust and credible General Housing Needs Assessment for the Cumberland LDNP:

- A review of relevant secondary data including the 2021 Census, house price trends, CORE lettings data, and MHCLG Statistics.

A.2 The Cumberland GHNS is also informed by:

- A survey of key stakeholders in 2024 including representatives from the council, neighbouring local authorities, housing associations and developers.
- Interviews with estate and letting agents in 2024 operating within the district.

Technical Appendix B: Affordable Housing Definitions

Affordable housing definitions

Definitions relating to affordable housing are presented in the NPPF 2024 (Annex 2):

Affordable housing: housing for sale or rent, for those whose needs are not met by the market (including housing that provides a subsidised route to home ownership and/or is for essential local workers); and which complies with one or more of the following definitions90:

a) **Social Rent**: meets all of the following conditions: (a) the rent is set in accordance with the Government's rent policy for Social Rent; (b) the landlord is a registered provider; and (c) it includes provisions to remain at an affordable price for future eligible households, or for the subsidy to be recycled for alternative affordable housing provision.

b) **Other affordable housing for rent:** meets all of the following conditions: (a) the rent is set in accordance with the Government's rent policy for affordable Rent, or is at least 20% below local market rents (including service charges where applicable); (b) the landlord is a registered provider, except where it is included as part of a Build to Rent scheme (in which case the landlord need not be a registered provider); and (c) it includes provisions to remain at an affordable price for future eligible households, or for the subsidy to be recycled for alternative affordable housing provision. For Build to Rent schemes affordable housing for rent is expected to be the normal form of affordable housing provision (and, in this context, is known as Affordable Private Rent).

c) **Discounted market sales housing:** is that sold at a discount of at least 20% below local market value. Eligibility is determined with regard to local incomes and local house prices. Provisions should be in place to ensure housing remains at a discount for future eligible households.

d) **Other affordable routes to home ownership:** is housing provided for sale that provides a route to ownership for those who could not achieve home ownership through the market. It includes shared ownership, relevant equity loans, other low cost homes for sale (at a price equivalent to at least 20% below local market value) and rent to buy (which includes a period of intermediate rent). Where public grant funding is provided, there should be provisions for the homes to remain at an affordable price for future eligible households, or for any receipts to be recycled for alternative affordable housing provision, or refunded to Government or the relevant authority specified in the funding agreement.

First Homes

In May 2021, Planning Practice Guidance was issued which set out the concept of First Homes and their delivery (**https://www.gov.uk/guidance/first-homes - first-homes-definition-and-eligibility-requirements**). Key points are:

- First Homes are a discounted market sale housing and should be considered to meet the definition of 'affordable housing' for planning purposes.
- They must be discounted by a minimum of 30% against market value. After the discount has been applied, the first sale must be at a price no higher than £250,000 outside London.
- They must be sold to people meeting eligibility criteria which includes first-time buyers and household incomes should not exceed £80,000.
- The discount is passed onto each subsequent purchaser.
- First Homes are the government's preferred discounted market tenure and should account for at least 25% of all affordable housing units delivered by developers.

NPPF 2024 (paragraph 66 footnote 30) states that 'the requirement to deliver a minimum of 25% of affordable housing as First Homes, as set out in 'Affordable Homes Update' Written Ministerial Statement dated 24 May 2021, no longer applies. Delivery of First Homes can, however, continue where local planning authorities judge that they meet local need.'

Technical Appendix C: Housing Need Calculations

Introduction

C.1 Identifying the scale of affordable housing need is a key consideration of planning practice guidance. This is a separate calculation to the overall housing need figure derived using the standard model and set out in PPG paragraphs 18 (Reference ID: 2a-018-20190220) to 24 (Reference ID: 2a-024-20190220). The affordable housing need analysis helps to establish the overall scale of affordable housing need by location, type, size and tenure and whether the council should plan for more dwellings to help meet the need for affordable housing.

C.2 PPG states that 'all households whose needs are not met by the market can be considered in affordable housing need (PPG Paragraph: 018 Reference ID: 2a-018-20190220). PPG then considers how affordable housing need should be calculated:

'Strategic policy-makers will need to estimate the current number of households and projected number of households who lack their own housing or who cannot afford to meet their housing needs in the market. This should involve working with colleagues in their relevant authority (e.g. housing, health and social care departments).' (PPG Paragraph: 019 Reference ID: 2a-019-20190220).

C.3 The PPG focuses on the use of existing (secondary data) but does not preclude the use of primary survey evidence.

C.4 There are four broad components to the needs assessment method. These have remained relatively unchanged through the different guidance issued by government and focus on:

- Step A. Existing household in need (current unmet gross need).
- Step B. Future households in need.
- Step C. Affordable supply.
- Step D. Annual need for affordable housing.

Affordability assumptions

C.5 As part of the affordable needs assessment, the extent to which households in need cannot afford open market prices or rents is considered. PPG does not specify what household income should be spent for a property to be affordable although does state the 'need to identify the minimum household income required to access lower quartile (entry level) market housing' PPG 2019 Paragraph 021 Reference ID 2a-021-20190220. The last guidance to consider affordable prices/rents was published in the 2007 DCLG Strategic Housing Market Assessments Practice Guidance Version 2 August 2007, which stated that gross household incomes should be used to assess affordability and:

- a household can be considered able to afford to buy a home if it costs 3.5x the gross income of a single earner or 2.9x the gross income for dual-income households; and

- a household can be considered able to afford market renting where the rent payable was up to 25% of gross household income.

C.6 The former guidance did note that local circumstances could justify higher figures being used for affordable renting and that allowances should be made for access to capital that could be used towards the cost of home ownership.

C.7 Mortgage lending practices would suggest that 4.75x a single or joint income could be considered although in the light of the cost of living crisis it would be prudent to adopt a lower multiple.

C.8 Based on this data, the principal assumption considered by arc4 with reference to affordability is:

- for buying up to 3.5x gross household income; and
- for renting up to 25% gross household income.

Step A: Current unmet gross need

C.9 PPG Paragraph: 020 Reference ID: 2a-021-20190220 states that 'strategic policy-making authorities can establish the unmet (gross) need for affordable housing by assessing past trends and current estimates of:

- the number of homeless households;
- the number of those in priority need who are currently housed in temporary accommodation;
- the number of households in over-crowded housing;
- the number of concealed households;
- the number of existing affordable housing tenants in need (i.e. householders currently housed in unsuitable dwellings); and
- the number of households from other tenures in need and those that cannot afford their own homes, either to rent or to own if that is their aspiration.'

C.10 PPG notes that care should be taken to avoid double-counting and to only include those households who cannot afford to access suitable housing in the market. Table C1. Sets out the overall scale of current need before affordability of market housing is considered.

Table C1 Current gross unmet need (before affordability testing) LDNP

Reason for need	Total in need	Comment	Source
A1 Homeless households	27	Number of households identified as homeless 2022/23	MHCLG Live tables
A2 Priority need / temporary accommodation	28	Households identified as threatened with homelessness in 2022/23 plus households living in temporary accommodation (based on quarterly average) in 2023	MHCLG Live tables
A3 Overcrowded	48	2021 Census data	2021 Census TS052
A4 Concealed household	78	Census definition refers to couples and lone parents living within another family unit.	2021 Census RM009
A5 Existing affordable tenants in need	42		Housing Register
A6 Other tenures in need	201		Housing Register
A7 Sum of households in A3 to A6 with one or more needs	369	Sum of A3 to A6	
A8 Total in A7 adjusted to remove any double counting	369	This is the total number of households with one or more needs	
A9. All households in need (A1+A2+A8)	424	Represents 7.7% of all households.	

Note table subject to rounding

Further Notes to Table C1:

A3. Overcrowding

The extent to which households are overcrowded is measured using the ‘bedroom standard’. This allocates a standard number of bedrooms to each household in accordance with its age/sex/marital status composition. A separate bedroom is allocated to each married couple, any other person aged 21 or over, each pair of adolescents aged 10-20 of the same sex and each pair of children under 10. Any unpaired person aged 10-20 is paired if possible, with a child under 10 of the same sex, or, if that is not possible, is given a separate bedroom, as is any unpaired child under 10. This standard is then compared with the actual number of bedrooms (including bedsits) available for the sole use of the household.

Note: the model has used overcrowding and concealed households data from the 2021 Census.

A4. Concealed households

The number of couples and lone parents living within a household.

A5. Existing affordable tenants in need and A6. Other tenures in need

Households in need based on the numbers who have one or more of the following needs: under notice, real threat of notice or lease coming to an end; too expensive; too difficult to maintain; sharing facilities; unsuitable due to age/mobility impairment; lacking facilities; major disrepair; harassment/threat of harassment from neighbours.

A7 and A8. Sum of households

A7 is the sum of households who are overcrowded, concealed, are existing tenants in need or other tenures in need. A8 adjusts this total to remove double counting to give a figure for the total number of households with one or more housing need. This final figure takes account of any duplicates (so if the household is overcrowded and has another need, it is only counted once as a household in need).

Affordability of open market options

C.11 Table C2 sets out sub-area lower quartile prices and rents.

Table C2 Lower quartile house prices and rents by sub-area

Sub-area	Lower Quartile Price 2023	Lower Quartile private rent 2023
LDNP – North Lakes (West)	£275,000	£650
LDNP – West Lakes	£160,000	£624
Cumberland	**£98,500**	**£520**

Source: Data produced by Land Registry © Crown copyright 2023, Zoopla 2023

C.12 Table C3 sets out the proportion of households in need who could not afford open market prices or rents. Where no prices/rents are available, borough average prices/rents have been used. The affordability analysis uses data on ward-level lower quartile prices and rents and assumes that a property is affordable if up to 25% of household income is spent on rent and buying costs up to 3.5x household income.

C.13 It is reasonably assumed that all households in A1 (homeless) and A2 (priority need/in temporary accommodation) cannot afford open market prices or rents given their housing circumstances (and income information is not available from secondary data source).

C.14 The affordability of open market options is tested on the remaining households in need (rows A3 to A6 in Table C1) based on 2022 income data.

C.15 Analysis concludes that **390** households across the Cumberland LDNP are in housing need and cannot afford to buy or rent at lower quartile market prices.

Table C3 Affordability of open market housing for households in need

Needs groups	Number of households	% cannot afford to buy or rent	Number cannot afford to buy or rent
Sum of A1 and A2 households	55	100%	55
Sum of households in A3 to A6 with one or more needs	369	90.8%	335
Total cannot afford to buy or rent			**390**

Step B: Future households in need

C.16 **PPG Paragraph 021 Reference ID: 2a-021029190220** states that 'projections of affordable housing need will have to reflect new household formation, the proportion of newly-forming households unable to buy or rent in the market area, and an estimate of the number of existing households falling into need. The process will need to identify the minimum household income required to access lower quartile (entry level) market housing. It can then assess what proportion of newly-forming households will be unable to access market housing.'

New household formation

C.17 The most useful data sources for assessing the level of new household formation are:

- MHCLG/ONS household projections, from which an annual net increase in households can be derived; and
- the English Housing Survey, from which a national gross household formation rate can be derived and referenced as a data source in the PPG.

C.18 Based on the requirements of PPG, the gross annual formation rate used in analysis is 79. This is the household formation rate derived from a range of projections set out in Table C4 applied to the number of households in the LDNP area. Through the standard method of calculating need, allowance is made for increasing the level of housing delivery to support household formation through the affordability adjustment.

Table C4 Net and gross household formation 2022-2039

Scenario	Annual household formation	Notes	Source
A. MHCLG 2014-based household projections	201	3,419 NET increase between 2022 and 2039	MHCLG 2014-based household projections
B. ONS 2018-based household projections	583	2,404 NET increase between 2022 and 2039	ONS 2018-based household projections
C. Average gross household formation rate based on applying national rate to total households over the period 2022-2039 (2014-based projections)	1,829	Gross household formation rate of 1.435%	English Housing Survey 3- year average 2017/18 to 2019/20
D. Average gross household formation rate based on applying national rate to total households over the period 2022-2039 (2018-based projections)	1,794	Gross household formation rate of 1.435%	English Housing Survey 3-year average 2017/18 to 2019/20
E. Blended rate of gross household formation (C, D)	**1,811**		
E. Blended rate apportioned to households in LDNP	**80**	4.4% of households in Cumberland live in LDNP	

New households likely to be in affordable housing need

C.19 Analysis of the incomes of households on the housing register concludes that 90% could not afford buying or renting lower quartile (entry level) properties. Based on a gross formation rate of 80, **71** households are estimated to be in affordable housing need.

Existing households expected to fall into need

C.20 This is included in the overall housing register figures.

Total newly arising affordable housing need (gross per year)

C.21 Total newly arising need is therefore 61 each year as summarised in Table C5.

Table C5 Total newly-arising affordable housing need

A. Number of newly-forming households		80
B. Proportion unable to afford market housing	90%	71
C. Existing households falling into need		Included in housing register
Total newly arising affordable need (B+C)		71

Step C: Affordable housing supply

C.22 PPG Paragraph 022 Reference ID: 2a-022-20190220 notes that 'there will be a current supply of housing stock that can be used to accommodate households in affordable housing need as well as future supply'.. There are five aspects to affordable supply to be considered as set out in Table C6.

Table C6 Affordable housing supply

Source of supply/stock loss	Data source	Data
The number of affordable dwellings that are going to be vacated by occupiers that are fit for use by other households in need	RP lettings data over most recent 4-year period	Annual average of 2,106 affordable dwellings have been let 2019/20 to 2022/23 across Cumbria. Around 3.74% of stock is located in LDNP and with an estimated annual lettings of 79.
Suitable surplus stock (vacant properties)	MHCLG vacant dwelling statistics	365 vacant affordable (council and housing association excluding not available for letting) dwellings reported as vacant in 2023 or 1.6% of total affordable stock across Cumberland. This is below the transactional rate of around 2% to allow movement in stock so no suitable surplus stock available. Same assumption for LDNP
The committed supply of new net affordable homes at the point of assessment (number and size)	Council data	An annual average of 184 affordable dwellings have been built in Cumberland over the 5 years 2018/19 to 2022/23 (MHCLG Affordable housing supply statistics Table 1011C), with total of 920 completions Annual supply of 184 used in supply calculation as proxy for committed supply. Figure for LDNP is 7 based on 3.74% of stock in LDNP
Supply of affordable home ownership through resale	English Housing Survey Table FA4131	EHS indicates 5.9% of owner occupiers with a mortgage moved to their accommodation in the past year. This is used as a basis for estimating the number of resales of affordable home ownership products at 5% each year. Based on 438 dwellings there are an estimated 22 resales each year or 1 in the LDNP
Units taken out of management	Local authority data	None identified
Total annual supply	Calculation	LDNP 79 lettings + 0 vacant + 7 newbuild + 1 AHO resales – 0 units taken out of management = 87 each year

Note: stock losses through right to buy are not referenced in PPG and not included in this table. Any losses through right to buy would increase the shortfall.

C.23 Overall, the model assumes a total annual affordable housing stock supply of **87** dwellings across the LDNP.

Step D: Total annual need and breakdown by size and tenure

C.24 Table C7 summarises the total annual need for affordable housing across Cumberland which establishes a gross annual need of 149 and after taking into account supply, a net need of 63 affordable dwellings each year assuming a clearance of gross unmet need over 5 years. Table C8 presents the data for individual sub-areas.

Table C7 Gross and net annual affordable need

Scenario	Factor	Number	Data source/assumption
A1	Current gross unmet need (before affordability test)	424	Table C1 row A9
A2	Current gross unmet need (after affordability test)	390	Table C3
A3	Annualised need	78	Assume unmet need is cleared over a 5-year period
B	Newly-arising annual need	71	Table C5
TGN	Total gross need	149	A3+B
C	Affordable annual housing supply	87	Table C6
	Total annual net need	**63**	**TGN – C**

Notes: Table subject to rounding errors

Table C8 Gross and net annual affordable need by sub-area

CODE	Factor	Data source/assumption	CUMBERLAND	LDNP - North Lakes (West)	LDNP - West Lakes	LDNP Total
A1	Current gross unmet need (before affordability test)	Table C1 row A9	10,217	360	64	424
A2	Current gross unmet need (after affordability test) and housing register information	Table C3	8,039	337	53	390
A3	Annualised need	Assume unmet need is cleared over a 5-year period	1,608	67	11	78
B	Newly-arising annual need	Table C5	1,380	58	13	71
TGN	Total gross need	A3+B	2,988	126	23	149
C	Affordable annual housing supply	Table C6	2,312	75	12	87
	Total annual net need	TGN – C	**676**	**51**	**12**	**63**

Table C9 Affordable need based on the housing register

Sub-area	Number bedrooms				Total	Base (annual gross need)	Base (annual net need)
	1	2	3	4 or more			
LDNP - North Lakes (West)	44.6%	38.4%	16.9%	0.0%	100.0%	126	51
LDNP - West Lakes	27.3%	18.2%	54.5%	0.0%	100.0%	23	12
LDNP Total	42.7%	36.0%	21.3%	0.0%	100.0%	149	63
Cumberland	**41.5%**	**29.4%**	**27.0%**	**2.0%**	**100.0%**	**2,988**	**676**

Source: Housing register 2024

First Homes

C.25 First Homes are described in Appendix A.

C.26 Table C10 considers the price of First Homes using different discounts based on median prices across Cumberland. Table C10 shows that based on median prices, the First Home product across Cumberland is within the £250,000 threshold. The First Home discount should be consistent across a local authority area. For Cumberland, First Homes would be affordable at around a 30% discount. This assumes that the First Home prices is a discount to the overall median price across the district.

Table C10 First Home prices

Tenure option	Price (2023) Cumberland
Market price (median) 2023	£147,000
Discount to median price	
30%	£102,900
40%	£88,200
50%	£73,500
Note To be eligible as a First Home, the maximum price after discount is £250,000	
Income required (10% deposit and 3.5x household income) Discount to median price	
30%	£26,460
40%	£22,680
50%	£18,900
Income required (10% deposit and 4.5x household income) Discount to median price Median	
30%	£20,580
40%	£17,640
50%	£14,700
Actual household income (2024 CAMEO)	
Median	£25,000
Comparison between household income and income required for a First Home (Less than 1 or 1 is affordable (green) ; greater than 1 is not affordable (red)) Income required (10% deposit and 3.5x household income) Discount to median price	
30%	**1.1**
40%	**0.9**
50%	**0.8**
Income required (10% deposit and 4.5x household income) Discount to median price	
30%	**0.8**
40%	**0.7**
50%	**0.6**

Source: Land Registry Price Paid 2023 data and CAMEO UK household income data 2024

Tenure mix

C.27 Analysis needs to consider the range of affordable tenures as set out in Annex 2 of the NPPF that may be appropriate for existing households in need and newly-forming households.

C.28 For need arising from homeless households and those in temporary accommodation, it is assumed they all require social rented accommodation. For newly-forming households and existing households in need, a split between social rented, affordable rented and affordable home ownership has been considered based on household income available from the housing register.

C.29 Analysis has carefully considered the range of affordable tenures that may be appropriate for existing households in need and newly-forming households. Table C11 summarises the overall tenure split between affordable rented options (social and affordable rent) and affordable home ownership solutions (including shared ownership, discounted for sale and other tenures as set out in Annex 2 of the NPPF).

Table C11 Affordable housing tenure preferences

Sub-area	Social Rented (%)	Affordable Rented (%)	Affordable Home Ownership (%)	Total
LDNP - North Lakes (West)	37.1%	20.9%	42.0%	100.0%
LDNP - West Lakes	29.1%	29.1%	41.7%	100.0%
LDNP Average	**33.1%**	**25.0%**	**41.9%**	**100.0%**
Cumberland	**52.7%**	**22.6%**	**24.7%**	**100.0%**

Source: 2024 housing register

Comparison of current housing stock and current/future needs

C.30 PPG states that ‘strategic policy-making authorities will need to look at the current stock of houses of different sizes and assess whether these match current and future need (PPG Paragraph 023 Reference ID: 2a-023-20190220). Table C12 sets out this comparison with both the housing register and household survey information. Collectively, these sources suggest the strongest imbalance is the need for 1 bedroom dwellings relative to supply, with less imbalance between the need and supply for other sizes of property. Importantly, this does not mean that only one bedroom dwellings are needed, this is simply to express the extent of imbalance between need and current supply of affordable properties.

Table C12 Comparison between current supply and annual gross need

Number of bedrooms	Current supply %	Annual gross need (housing register)%	Variance % (need-supply)
1-bedroom	16.2%	42.7%	26.5%
2-bedroom	41.4%	36.0%	-5.4%
3-bedroom	38.7%	21.3%	-17.4%
4 or more-bedroom	3.7%	0.0%	-3.7%
Total	100.0%	100.0%	

Source: 2021 Census; SDR; 2022 household survey

Variance compares supply with need. A positive number indicates not enough stock and a negative number indicates sufficient stock relative to the need being tested.

Technical Appendix D: Rural Affordable Housing Need Model

D.1 The Rural Affordable Housing Need Model (RAHM) model uses 12 variables drawn from census, house price and rental lettings data to assess affordable housing need. Data for individual parishes are compared with benchmark data which can be rural county, county or regional data. Using arc4 national estimates of housing need, it is also possible to model the likely annual need for affordable housing at the parish level.

D.2 The RAHM model provides a strategic overview of affordable housing need. It then uses housing register data to breakdown need by dwelling sizes.

Table D1 Rural affordable housing need model data sources

SOURCE	DEFINITION	JUSTIFICATION
2021 CENSUS, PP008 - TENURE (PARISH-LEVEL)	Proportion of households in social rent	Communities need a mix of tenures to support all income groups. This is an indicator of the proportion of households able to access genuinely affordable homes.
2021 CENSUS, TS050 - NUMBER OF BEDROOMS (OA_PARISH)	Proportion of households with 3 + bedrooms	This is an indicator of the prevalence of larger dwellings which can result in issues for smaller families and singles accessing accommodation.
2021 CENSUS, TS052 - OCCUPANCY RATING FOR BEDROOMS (OA_PARISH)	Proportion of households that are under-occupied (bed standard)	An indicator of the mismatch between household and number of bedrooms.
2022 CENSUS, TS052 - OCCUPANCY RATING FOR BEDROOMS (OA_PARISH)	Proportion of households that are over-occupied (bed standard)	This is a housing need indicator and illustrates the scale of households living in properties with too few bedrooms.
2021 CENSUS, PP012 - RESIDENT AGE (PARISH-LEVEL)	Proportion of residents that are aged under 16	This is an indicator of community sustainability, with a need for young people to support local schools and help sustain a diverse community.
2021 CENSUS, PP012 - RESIDENT AGE (PARISH-LEVEL)	Proportion of residents that are aged 65 or over	This is an indicator of community sustainability, with issues arising if high proportions of residents are older which can lead to long-term community sustainability issues.
2021 CENSUS, RM204 - NUMBER OF DWELLINGS	Difference between dwelling and household counts, as proportion of all dwellings	Indictor of the potential number of holiday/second homes which impacts on the number of permanently occupied dwellings.

SOURCE	DEFINITION	JUSTIFICATION
2021 CENSUS, PP004 - ECONOMIC ACTIVITY (PARISH-LEVEL)	Proportion of economically active residents that are unemployed	This is a proxy for local economic challenges resulting in higher levels of local unemployment.
2021 CENSUS, RM138 - NS-SEC BY TENURE, PRS (OA_PARISH)	Proportion of PRS households where the HRP is in NS-SEC L12-L14 level occupations	This is proxy for households on low incomes in service jobs who are likely to need affordable homes.
2021 CENSUS, RM022 - Economic activity status by general health	Proportion of retired residents that are in not good health	This is a proxy for households who may need appropriate alternative accommodation.
Land Registry Price Paid; ASHE resident-analysis (affordable needs modelling)	Proportion of households that cannot afford LQ purchases (2019-2023): 3.5x income mortgage assumption, 10% deposit	This is an indicator of relative affordability of buying on the open market.
Zoopla Lettings; ASHE resident-analysis (affordable needs modelling)	Proportion of households that cannot afford LQ rents (2019-2023): up to 25% of income on rent assumption	This is an indicator of relative affordability of renting on the open market.

D.3 The modelling then considers indicative parish-level affordable need. This includes data on:

- Economically active households
- Estimates of household income
- LQ and median market prices and rents
- Income to be affordable (25% for renting and 3.5x for buying)
- Tenure profile
- Existing owner occupiers and private renters – assume 10% in housing need
- Projected new household formation and who is likely to need affordable housing
- Annual need from existing and newly forming households

D.4 The outputs of the RAHM are presented in a separate Excel sheet

Comparison with sub-area housing need analysis

D.5 Table D2 compares the overall affordable need analysis modelled at sub-area level with the parish-level RAHM outputs. Care needs to be taken when interpreting these two sets of analysis. Essentially the overall level of affordable need is established at sub-area level. The RAHM considers need at parish level and helps to determine priorities for development to meet rural need. Across most sub-areas, the scale of affordable need is broadly in line with the need derived from the GHNA, although modelling suggests a higher level of need in the Cumberland LDNP area.

Table D2 Comparison of sub-area housing need with RAHM model outputs

Factor	CUMBERLAND	LDNP North Lakes (West)	LDNP West Lakes	LDNP Total
Total gross need (Table C8 Step TGN)	2,988	126	23	149
Affordable annual housing supply (Table C8 step C)	2,312	75	12	87
Total annual net need (Table C)	**676**	**51**	**12**	**63**
Rural affordable need (RAHM model)	478	63	16	79